Lot 41

1 Fairthorn Road (Flats A and B), Charlton, London, SE7 7RL

By order of a major housing association



All enquiries Ref: Brian Grante



- **Freehold house arranged as two self-contained flats requiring updating**
- **Full vacant possession**



Location:
Situated on Fairthorn Road which is well positioned for the amenities of Charlton, historical Greenwich and its park, The River Thames, Royal Albert Docks, North Greenwich and the London Docklands. Transport options include London City Airport, local bus routes, rail connections via Westcombe Park or road links via the A102.

Accommodation:

Unit / Floor	Accommodation
Ground Floor flat (approx. 59m²/637 sqft)	Entrance hall, one bedroom, reception room, kitchen/diner, bathroom WC, shower room/WC. Outside: garden
Flat A – First (approx. 56m²/603 sqft)	Entrance hall, two bedrooms, reception room, kitchen/diner, bathroom WC



Potential:
The property may be suitable for a rear or loft/mansard conversion for additional accommodation – subject to all consents where necessary.

EPC rating: Both flats: D

Council Tax Band: Both flats: B

Tenure:
Freehold

To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



