



## FAIRTHORN ROAD, LONDON, SE7

LONDON, SE7 7RL

£600,000  
FREEHOLD

CHAIN FREE- Spacious, four bedroom, mid terraced house. situated conveniently for transportation and highly regarded schools, being sold with no onward chain.

Internally the property is an impressive size which comprises; a good size reception room with feature fireplace, four bedrooms, separate kitchen with plenty of base and wall units. There is a three piece bathroom suite. The property is a great refurbishment opportunity and features a south west facing garden

Situated on a broad residential street on the popular Charlton slopes at the edge of Blackheath and within walking distance of the Blackheath Royal Standard, which boasts plenty of independent shops, cafés and an M&S Simply food. Nearby is Greenwich Park 10 mins walk, Greenwich Town Center 18 mins walk.

**Hemmingfords**



APPROX. GROSS INTERNAL FLOOR AREA 1201 SQ FT / 112 SQM	Fairthorn Road
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.</small>	28/11/24
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Sales  
Second Floor  
34 Upper Street  
London  
N1 0PN

02038907470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

**Hemmingfords**