



**COCKBURN**  
ESTATE AND LETTINGS AGENTS

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# Charminster Road, Mottingham, SE9

Offers Over £365,000

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- Chain Free Sale
- Large Reception Room
- Off Street Parking
- Perfect For First Time Buyers
- Highly Regarded Schools Within Easy Reach
- Two Double Bedrooms
- Generous Garden To Rear
- Ideal Buy To Let Investment
- Excellent Transport Links For Those Needing To Commute
- Council Tax Band C - London Borough Of Lewisham

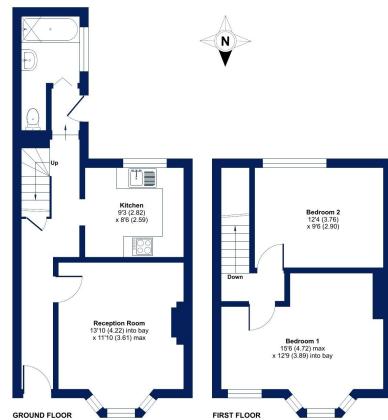


## Introducing Charminster Road – A Chain-Free Gem with Exceptional Features!

Welcome to your dream home at Charminster Road, a delightful two double bedroom terraced house situated in the heart of London. This property boasts a chain-free status, making your home-buying journey hassle-free and seamless.



Charminster Road, London, SE9  
Approximate Area = 739 sq ft / 68.6 sq m  
For identification only - Not to scale



Energy Performance Certificate  
This plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (London). © Cockburn 2024. Prepared for Cockburn Estate Agents. 1021 10/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</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	

**Cockburn EA**

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