



**Bromley Road | Catford, London, SE6 2TX**



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**Guide Price: £210,000 - £215,000**

**Leasehold**

**EPC = E**

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# Bromley Road, Catford

\*\*\*Guide Price: £210,000 - £215,000\*\*\*

Immaculately presented ground floor purpose built super studio flat ideally located for public transport, schools and Bromley Town centre within a short bus ride.

A great first time buy/investment opportunity benefitting from 12' lounge, re-fitted kitchen and bathroom, long lease and garage en-bloc.

Being sold with no onward chain.

## Property Features

- 12'ft Lounge
- Garage En Block
- Long Lease
- 31m<sup>2</sup>= 334ft<sup>2</sup> (guidance only)
- Ideal Ftb/Investment
- No Chain





## Interior

**Entrance Hall** Entrance door, telecom system, electric heating, wood flooring.

**Lounge/ Diner** 3.76m x 3.1m (12'4" x 10'2") Double glazed window to rear, wall mounted electric heater, wood flooring.

**Kitchen** 2.2m x 2.18m (7'3" x 7'2") Range of fitted wall and base units with work surface over, one bowl white ceramic sink unit with mixer tap, oven, hob and extractor fan, breakfast bar, tiled splash back, tiled flooring, storage cupboard housing water tank.

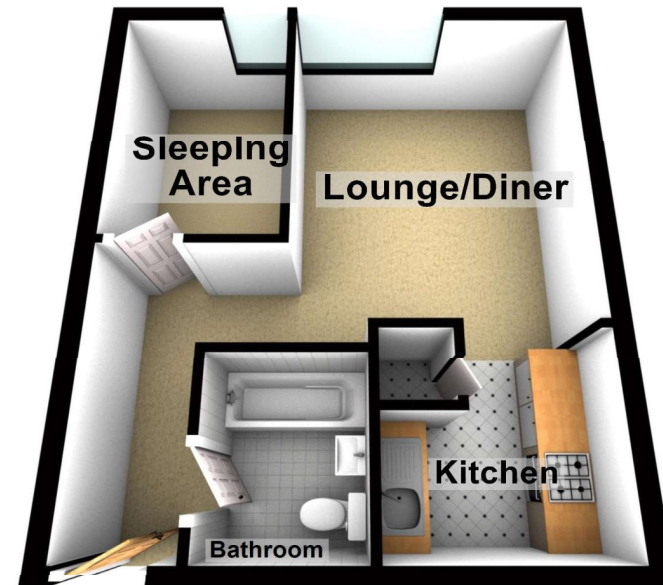
**Bathroom** Three-piece bathroom suite comprising of panelled bath with mixer tap and electric shower, handheld shower attachment, wall mounted wash hand basin with mixer taps and low level wc, heated towel rail, tiled flooring.

**Sleeping Area** 2.84m x 1.83m (9'4" x 6') Double glazed window to rear, electric heater, wood flooring.

## Exterior

Communal Garden

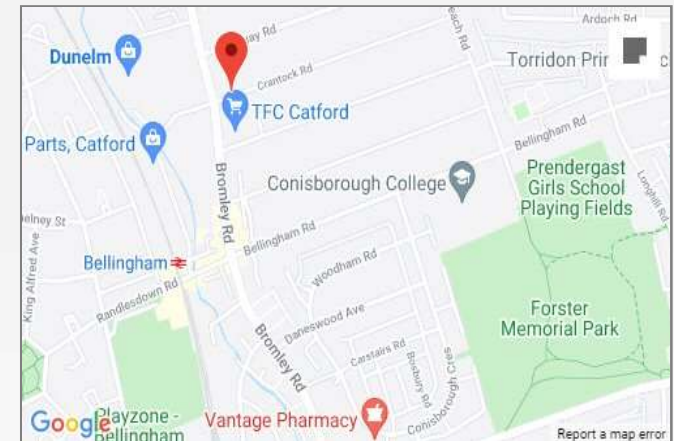
## Ground Floor





## Property Location

Bromley Road, Catford, London, SE6 2TX



## Leasehold Information

Lease Term: 92 years remaining\*

Service Charge: £80.00 pcm\*

Ground Rent: £290.00 p/a\*

## Additional Information

Catford is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London.

The Broadway Theatre is an impressive Art Deco building, with a regular programme of shows and events. Catford's other premium attraction is Mountsfield Park – one of London's best open spaces and home of the annual People's Day. Catford's Black Cat sculpture remains a well-loved landmark.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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