



Catford Hill | Catford, London, SE6 4PW



Guide Price £300,000-£325,000

Leasehold

EPC = B

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Catford Hill, Catford

*****£1000 TOWARDS LEGAL FEES*****

Spacious second floor flat built in 2009 by the current owner and ideally located within walking distance of Catford/Catford Bridge mainline stations.

Benefitting from 18' lounge, 116 year remaining lease, modern kitchen and bathroom.

There is an opportunity to purchase a secure parking space for offers in the region of £5000.

Being sold with no onward chain.

*Cash incentive subject to sale price

Property Features

- Modern Second Floor Apartment
- Easy Access Of Amenities
- No Chain
- Potential To Buy Parking Space
- 18' Lounge
- Total Floor Area: 57m² = 614ft² (guidance only)



Interior

Entrance Hall Wooden entrance door, radiator, storage cupboard, wood laminate flooring.

Reception Room / Dining Room 5.61m x 3.05m (18'5" x 10') Double glazed window to front, radiator, fitted carpet.

Kitchen 3.2m x 2.67m (10'6" x 8'9") Double glazed window to front, radiator, range of fitted wall and base units with work surface over, one bowl stainless steel sink unit with mixer tap, oven, hob and extractor to remain, integrated fridge/freezer, dishwasher and washing machine, tiled splash back, vinyl flooring, spotlights.

Bedroom One 4.93m (16'2") x 3.63m (11'11") (at max points) Double glazed window to side, radiator, storage cupboard, cupboard housing combination boiler, carpet.

Bedroom Two 3m (9'10") x 2.57m (8'5") (into door recess) Double glazed window to rear, radiator, carpet.

Bathroom Three piece bathroom suite comprising of: panelled bath with mixer shower over, pedestal wash hand basin with mixer tap and low level WC, heated towel rail, part tiled walls, laminate flooring, extractor fan

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,812 pa)

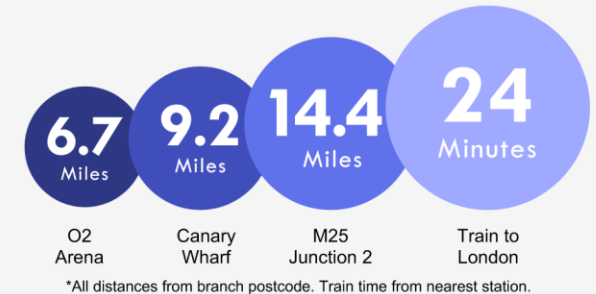
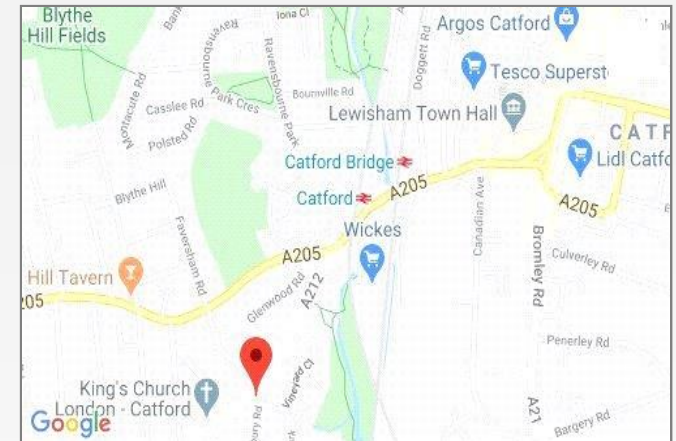
Floor Plan





Property Location

Catford Hill, Catford, London, SE6 4PW



Location

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.

Leasehold Information

Lease Term: 125 Years from 1st January 2016*

Service Charge: £2000 per annum approx*

Ground Rent: Peppercorn*

*(To be verified by vendors solicitors)

**FOR MORE INFORMATION
CONTACT US TODAY.**

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