



Exbury Road
London
SE6 4ND
Leasehold

Ground floor one double bedroom ground floor maisonette occupying the ground floor of this Victorian building, benefitting from a 16' living room, 11' kitchen and rear garden. The property is offered for sale with no onward chain and requires modernisation throughout.

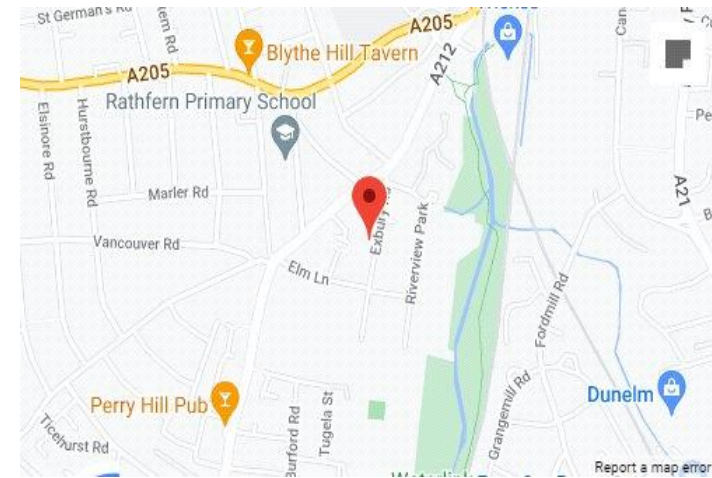
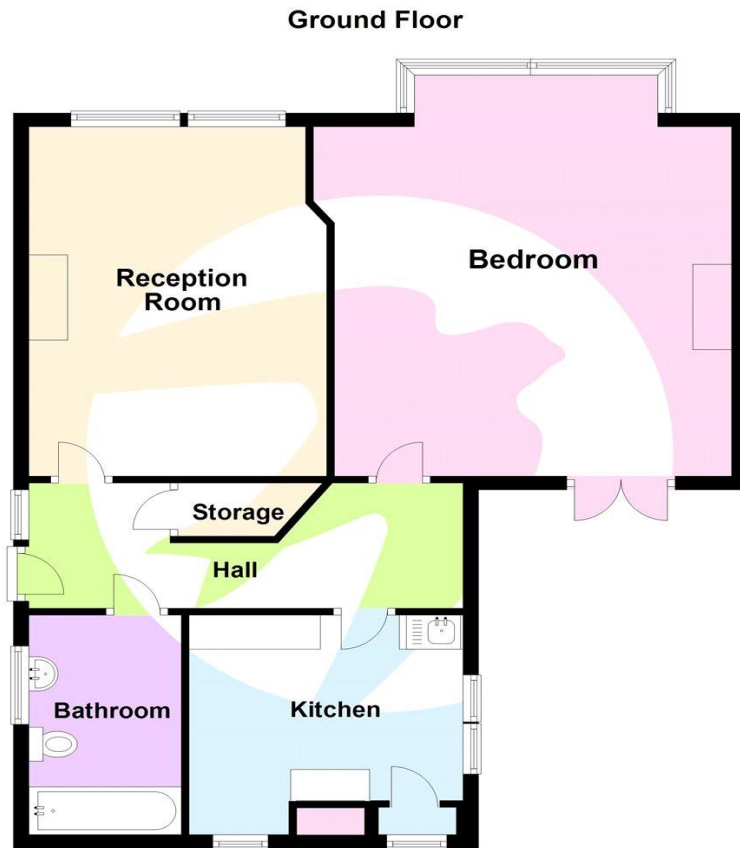


Council Tax: C
EPC Rating: TBC

- One Double Bedroom
- 16' Living Room
- No Onward Chain
- Ground Floor Maisonette
- Private Rear Garden
- Requires Modernisation

Guide Price £300,000 - £325,000

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**FOR MORE INFORMATION
CONTACT US TODAY.**

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Interior

Hall Wooden front door, single glazed sash window to side, two radiators, carpet, storage cupboard.

Reception Room 3.84m x 5.13m (12'7" x 16'10") Two single glazed sash windows to front, radiator, carpet, coved ceiling.

Kitchen 3.6m x 3.45m max (11'10" x 11'4" max) Two single glazed sash windows to side and two single glazed windows to rear, range of wall and base units, stainless steel sink unit, radiator, space for appliances, vinyl flooring, wall mounted boiler.

Bedroom 1 3.78m x 5.77m (12'5" x 18'11") Single glazed sash bay window to front, single glazed doors to rear, radiator, fitted carpet.

Bathroom Single glazed opaque window to side, three piece suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., radiator, tiled floor, part tiled walls.

Exterior

Garden to rear with gated side access.

Leasehold Information

Time remaining on lease: 104 years*

Service Charge: £114 per year*

Ground Rent: £10 per year*

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,615 pa)

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.