



Winterstoke Road
London
SE6 4UG

Leasehold



Council Tax: B
EPC Rating: TBC

A well presented one bedroom second/top floor flat in a period building. Benefitting from 11' living room, 8' kitchen and modern bathroom making this an ideal first time purchase or investment. The property comes with a share of freehold and the new owner will benefit from a 999 year lease.

- One Double Bedroom
- Second Floor Flat
- Share of Freehold
- Modern Bathroom
- Garage To Rear
- Being Sold With 999 Year Lease

Guide Price £300,000 - £310,000

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Second Floor



Ground Floor



FOR MORE INFORMATION
CONTACT US TODAY.

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Interior

Communal Hall Communal door, fitted carpet.

Hall Stairs to first floor landing, radiator, laminate flooring, storage cupboard, security entry phone, loft access.

Lounge 3.5m x 3.1m (11'6" x 10'2") Double glazed window to front, radiator, fitted carpet, picture rail.

Kitchen 2.54m x 1.9m (8'4" x 6'3") Double glazed window to front, range of wall and base units with work surface over, stainless steel sink unit, oven, four ring gas hob, space for fridge freezer, radiator, breakfast bar, laminate flooring, spot lighting.

Bedroom 3.48m x 3.25m (11'5" x 10'8") Double glazed window to rear, radiator, fitted carpet, fitted wardrobes.

Bathroom 2.72m x 2m (8'11" x 6'7") Double glazed opaque window to rear, three piece suite comprising of panelled bath with shower over, wash hand basin with mixer tap and vanity storage under, low level w.c., cupboard housing plumbing for washing machine.

Exterior

External Garage to rear of property.

Share of Freehold Information

Lease Term: The new owner will receive an extended 999 year lease*

Ground Rent: Peppercorn

Service Charge: Ad hoc as and when required*

(*to be verified by Vendors Solicitor)

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.

(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band B (£1,413 pa)

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