



Cumberland Place  
 London  
 SE6 1BB  
 Leasehold



Council Tax: C  
 EPC Rating: TBC

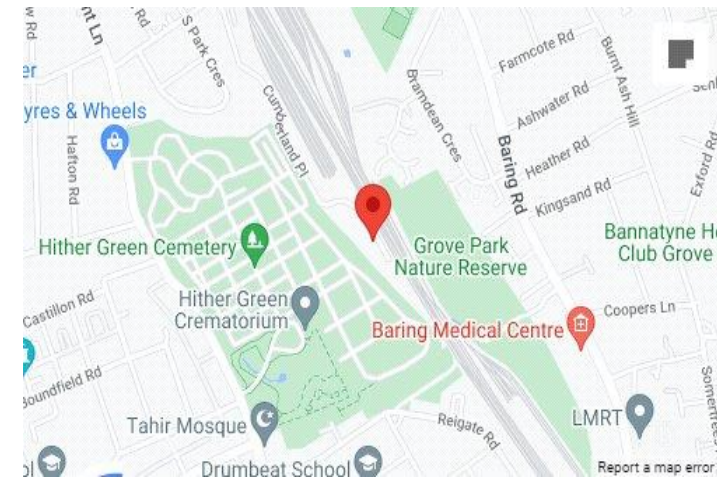
First floor purpose built flat, well positioned for Hither Green station, shops and schools. Benefitting from 16' Lounge, 12' master bedroom and modern kitchen and bathroom making it a great first time buy/investment opportunity.

- 16' Lounge
- 12' Bedroom
- Allocated Parking
- Easy Access Of Amenities
- First Floor
- 113 Year Lease Remaining

Guide Price £230,000 - £250,000



## First Floor



FOR MORE INFORMATION  
CONTACT US TODAY.

020 8698 1234

Robinson Jackson  
87 Rushey Green,  
Catford,  
London SE6 4AF

catford@robinson-jackson.com



## Interior

**Communal Hall** Security door, stairs to first floor landing.

**Entrance Hall** Wooden front door, Dimplex wall heater, laminate flooring, security entry phone.

**Lounge** 4.93m x 3.02m (16'2" x 9'11") Double glazed window to front, Dimplex electric heater, laminate flooring.

**Kitchen** 3.25m x 2.41m (10'8" x 7'11") Double glazed window to front, range of wall and base units with work surface over, one and a half bowl stainless steel sink unit, oven, four ring electric hob, integrated fridge freezer, plumbing for washing machine, storage cup with water heater, vinyl flooring, spot lights.

**Bedroom** 3.78m x 2.87 max (12'5" x 9'5" max) Double glazed window to front, Dimplex electric heater, fitted carpet, built in wardrobe.

**Bathroom** Double glazed opaque window to rear, three-piece suite comprising of panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low level w.c., Dimplex electric heater, vinyl flooring, part tiled walls, spot lights.

## Exterior

**Parking** One allocated parking space.

## Leasehold Information

Time remaining on lease: 113 Years\*

Service Charge: £1200 per annum\*

Ground Rent: £175 per annum\*

(\*To be verified by the vendors solicitors)

## 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.

## Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,615 pa)