



Merchiston Road | London, SE6 1SH



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Guide Price £625,000 - £650,000

Freehold

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## Merchiston Road, London

Spacious victorian style terrace house located on the borders of the ever popular "corbett estate". The property benefits from three double bedrooms, 15' living room and 12' dining room. The property has a 75' rear garden that backs on to Abbotshall Community Garden and has off street parking.

### Property Features

- Council Tax: D
- EPC Rating: TBC
- Popular "Corbett Estate" Location
- Three Double Bedrooms
- Well-Presented Throughout
- Loft Space Currently Used as Office and for Storage
- Off Street Parking
- 75' Rear Garden





## Interior

**Hall** Front room, radiator, laminate flooring.

**Lounge** 4.3m x 4.57m into bay (14'1" x 15' into bay) Double glazed sash bay window to front, radiator, fitted carpet, working fireplace, picture rail, coved ceiling.

**Dining Room** 3.66m x 3.73m (12' x 12'3") Double glazed doors to rear, radiator, fitted carpet, coved ceiling, store/utility with single glazed window to side.

**Kitchen** 2.29m x 2.67m (7'6" x 8'9") Double glazed sash window to rear and double glazed door to garden, range of wall and base units with work surface over, four ring gas hob, cooker, plumbing for washing machine, space for fridge freezer, radiator, quarry tiled floor, tiled splash back.

**Landing** Stairs to first floor landing, fitted carpet, dado rail, doors to all rooms.

**Bedroom 1** 3.4m x 4.65m into bay (11'2" x 15'3" into bay) Double glazed sash window to front, radiator, fitted carpet.

**Bedroom 2** 3.89m x 3.8m (12'9" x 12'6") Double glazed sash window to rear, radiator, fitted carpet.

**Bedroom 3** 2.6m x 2.9m (8'6" x 9'6") Double glazed sash window to front, radiator, fitted carpet.

**Bathroom** Double glazed opaque sash window to rear, three piece suite comprising of panelled bath with shower over, wash hand basin with mixer tap and vanity storage, low level w.c., radiator, tiled floor, tiled walls, wall mounted boiler, coved ceiling, spot lights.

## Exterior

**Front Garden** Off Street Parking.

**Rear Garden** 21.34m (70') Block paved patio, mainly laid to lawn with flower and shrub borders.







## 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.

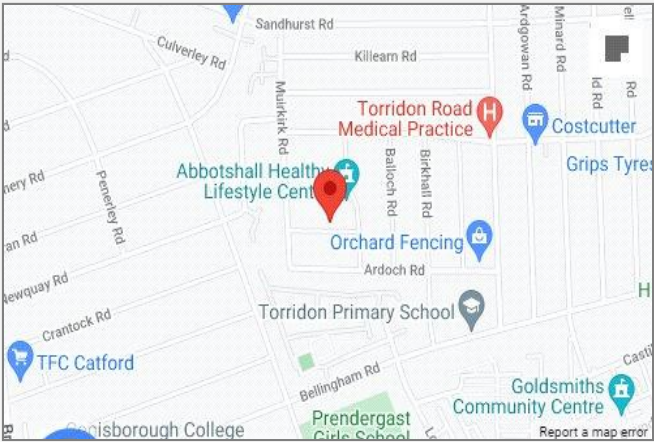
## Location

Local Authority: London Borough of Lewisham

Council Tax: Band D (£1,817 pa)

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**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8698 1234  
Robinson Jackson  
87 Rushey Green,  
Catford,  
London SE6 4AF  
catford@robinson-jackson.com

