



Honley Road | London, SE6 2JB

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Guide Price £350,000 - £375,000

Share of Freehold

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# Honley Road, London

Spacious ground floor two bedroom period conversion with private rear garden making a great first time buy.

Benefitting from two double bedrooms, 14' lounge, and within walking distance of shops, Mountsfield Park and Catford/Catford Bridge stations.

## Property Features

- Council Tax: C
- EPC Rating: TBC
- Ground Floor Flat
- Two Double Bedrooms
- Private Rear Garden
- 14' Living Room
- Within Close Proximity Of Local Amenities
- No Onward Chain





## Interior

**Communal Hall** Front door, communal hallway.

**Hall** Wooden front door, engineered wood flooring.

**Lounge** 3.8m x 4.3m (12'6" x 14'1") Double glazed bay window to front, radiator, wood block flooring, fitted fireplace, storage and shelving in chimney recesses.

**Kitchen** 2.95m x 2.44m (9'8" x 8') Double glazed window to side, range of wall and base units with work surface over, stainless steel sink unit, plumbing for washing machine, space for oven, wall mounted boiler, engineered flooring, radiator, door to inner lobby, wooden door to rear garden.

### Inner lobby

**Bedroom 1** 3.23m x 3.48m (10'7" x 11'5") Double glazed window to rear, radiator, engineered wood flooring.

**Bedroom 2** 2.95m x 2.82m into bay (9'8" x 9'3" into bay) Double glazed bay window to rear, radiator, carpet, coved ceiling.

**Bathroom** Double 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, vinyl flooring, part tiled walls, coved ceiling, spot lights.

## Exterior

**Garden** Approx 85ft Mainly laid to lawn.







## 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

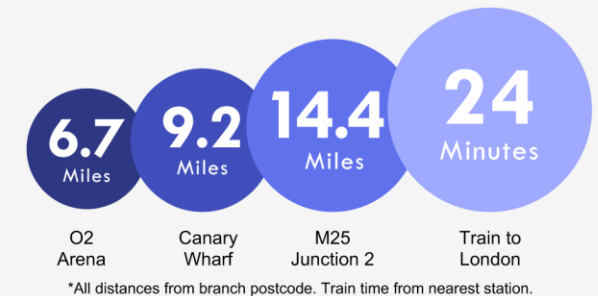
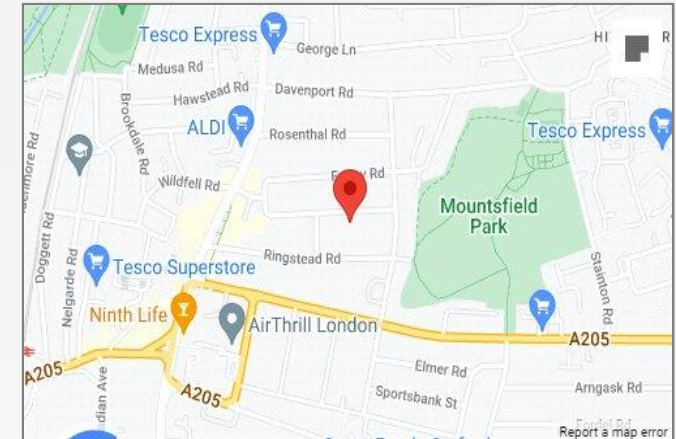
Local Authority: London Borough of Lewisham  
Council Tax: Band C (£1,615 pa)

## Share of Freehold Information

Lease Term: 147 years remaining\*  
Service Charge: None\*  
Ground Rent: None\*  
Work to be done on an ad-hoc basis\*  
(\*To be verified by Vendor's solicitor)

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**FOR MORE INFORMATION  
CONTACT US TODAY.**

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