



Bellingham Road | London, SE6 1EQ

 1  1  1 Guide Price £300,000 - £325,000 Leasehold

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## Bellingham Road, London

A well-presented one double bedroom first floor maisonette benefitting from a modern kitchen and bathroom, 30' private rear garden, and off-street parking. Offered for sale with no onward chain, making this an ideal property for a first time buyer or buy to let investor.

### Property Features

- Council Tax: B
- EPC Rating: E
- First Floor Maisonette
- One Double Bedroom
- Modern Kitchen And Bathroom
- 30' Private Rear Garden
- Off-Street Parking
- No Onward Chain



## Interior

**Hall** Wooden front door, stairs to first floor landing.

**Lounge** 4.72m into bay x 3.6m (15'6" into bay x 11'10") Double glazed bay window to front, radiator, fitted carpet, fitted fireplace, picture rail, coved ceiling.

**Kitchen** 2.26m x 1.9m (7'5" 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 electric hob, plumbing for washing machine, space for fridge freezer, vinyl flooring, part tiled walls, wall mounted boiler.

**Landing** Double glazed opaque window to side, radiator, fitted carpet, access to loft.

**Bedroom 1** 3.96m x 3.3m (13' x 10'10") Double glazed window to rear, radiator, fitted carpet, picture rail, coved ceiling.

**Bathroom** Double glazed opaque window to rear, two piece suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity storage under, heated towel rail, tiled floor, tiled walls.

**Seperate W.C.** Double glazed opaque window to side, low level w.c., radiator, tiled floor, part tiled walls.

## Exterior

**Garden** 9.14m (30') Gated side access leading to private rear garden mainly laid to lawn, storage shed.

## Leasehold Information

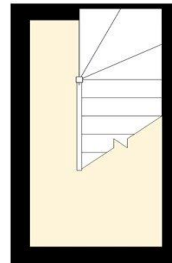
Time remaining on lease: Approx. 138 years

Ground Rent: £10 per annum\*

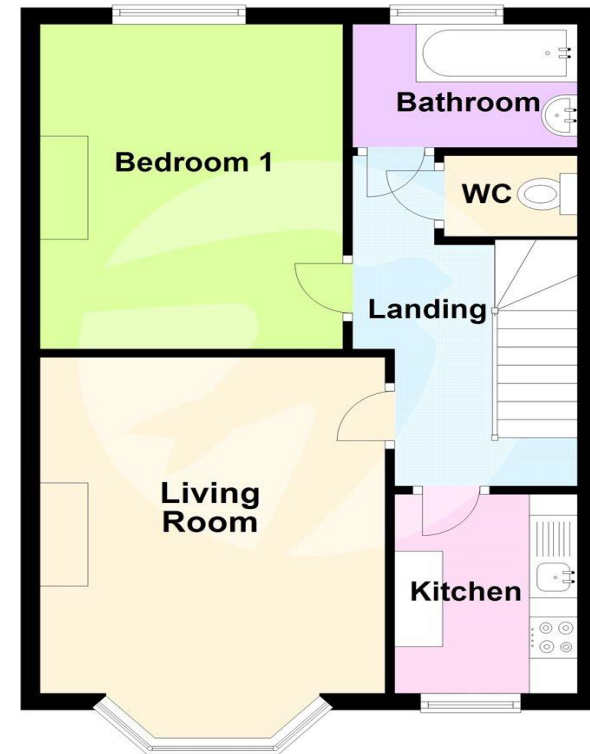
Service Charge: £0 per annum\*

(\*To be verified by vendor's solicitor)

Ground Floor



First Floor







## 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 B (£1,413 pa)

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**FOR MORE INFORMATION  
CONTACT US TODAY.**

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