

include ample storage and no onward chain.







Brookdale Road Catford SE6 4JN Share of Freehold

Council Tax: B

EPC Rating: C







Two Bedrooms

• Chain Free

• Spacious Reception Room

throughout and comprises a large reception room, two bedrooms, kitchen and bathroom. Additional benefits

A delightful first floor conversion flat situated on Brookdale Road. The property boasts a bright and spacious feel

• 9'4 Kitchen

• First Floor









## **Interior**

**Lounge**  $4.67m \times 4.32m (15'4" \times 14'2")$  Bay windows and single window to front, radiator, carpet.

**Kitchen** 2.84m x 2.18m (9'4" x 7'2") Window to rear, range of wall and base units with work surface over, stainless steel sink with mixer tap, space for cooker, washing machine and fridge freezer.

Landing Loft hatch, carpet.

Bedroom 1 3.43m x 1.07m (11'3" x 3'6") Window to rear, radiator, carpet.

Bedroom 2 1.83m max x 3.4m max (6' max x 11'2"6'7" max) Window to side, radiator, carpet.

**Bathroom** Extractor fan, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c.

## 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 (£1,498 pa)

## **Leasehold Information**

Time remaining on lease: TBC

Ground Rent: TBC

Service Charge: TBC

\*(To be verified by Vendor's Solicitor)

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