



Shorndean Street London SE6 2EZ

Share of Freehold



Council Tax: TBC
EPC Rating: D

A great opportunity to acquire this first floor period conversion flat situated at Shorndean Street. The property boasts a bright and spacious feel throughout and comprises a large reception room with bay window and feature fireplace, double bedroom, kitchen/breakfast room and contemporary shower room. Additional benefits to include no onward chain and potential to extend subject to planning and consent.

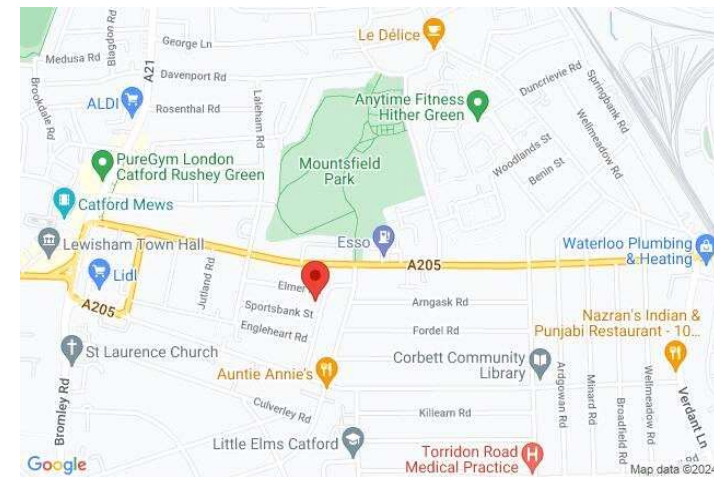
- No Onward Chain
- Period Conversion
- Spacious Reception Room
- Double Bedroom
- Kitchen/Breakfast Room
- Access to Local Amenities

Asking Price £300,000

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This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.
Plan produced using PlanUp.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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Interior

Lounge 4.22m into bay x 4.62m (13'10" into bay x 15'2") Double glazed windows to front, coved ceiling, feature fireplace, radiator, floorboards.

Kitchen 3.5m x 3.18m (11'6" x 10'5") Double glazed window to rear, range of wall and base units, fitted oven, gas hob and extractor fan, stainless steel sink with mixer tap, space for fridge, dishwasher, wall fixed combi boiler, radiator, tiled flooring.

Landing Loft hatch, radiator, carpet.

Bedroom 4.06m x 2.97m max (13'4" x 9'9" max) Double glazed window to rear, radiator, carpet.

Bathroom 2.87m x 2.03m (9'5" x 6'8") Double glazed window to side, shower cubicle with overhead shower, storage unit housing hand basin with mixer tap, low level w.c., space for plumbing for washing machine, radiator, laminate flooring.

Share of Freehold Information

Time remaining on lease: Approx. 989 years and 8 months

Ground Rent: TBC*

Service Charge: TBC*

*(To be verified by vendor's 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: TBC

EPC Rating: D

Parking: None

Electric Supply: Yes

Water Supply: Yes

Heating Supply: Yes - Gas central heating

Sewerage: Drainage to public sewer

Broadband: Standard, superfast, ultrafast available

Networks: Community Fibre, Openreach, Virgin Media

Mobile Signal: Good coverage - EE, Three, 02, Vodafone