



Oakley Lodge | 326 Brownhill Road, London, SE6 1AX



Asking Price: £280,000

Share of Freehold

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Oakley Lodge, 326 Brownhill Road

We are delighted to present this charming ground floor Victorian conversion flat. This one-bedroom property offers a comfortable and convenient living space, perfect for a single professional or a couple. As you enter the flat, you are greeted by a bright and airy living room, boasting ample natural light. The well-appointed kitchen is equipped with modern appliances. The generously sized bedroom offers a peaceful retreat, complete with fitted wardrobes for all your storage needs. Additionally, the property benefits from a cellar, ideal for storage and a communal garden. Situated in a prime location, this flat boasts excellent transport links and is within close proximity to local amenities, including shops, restaurants, and schools. With its desirable features and convenient location, this ground floor flat is sure to attract a wide range of potential buyers.



Interior

Cellar Plumbing for washing machine and tumble dryer, power and light.

Lounge 4.04m x 3.96m (13'3" x 13') Double glazed to rear, double panel radiator, laminate floor.

Kitchen 2.62m x 1.85m (8'7" x 6'1") Double glazed window to rear, wall mounted combination boiler, sink with mixer tap, electric oven and induction hob, range of wall and base units with work surface over, part tiled walls, laminate floor.

Bedroom 1 3.8m into bay x 3.96m (12'6" into bay x 13') Double glazed bay window to front, double panel radiator, laminate floor.

Bathroom 1.6m x 1.63m (5'3" x 5'4") Shower cubicle, low level W.C., wash hand basin with mixer tap, extractor, heated towel rail, tiled walls, tiled floor.

Exterior

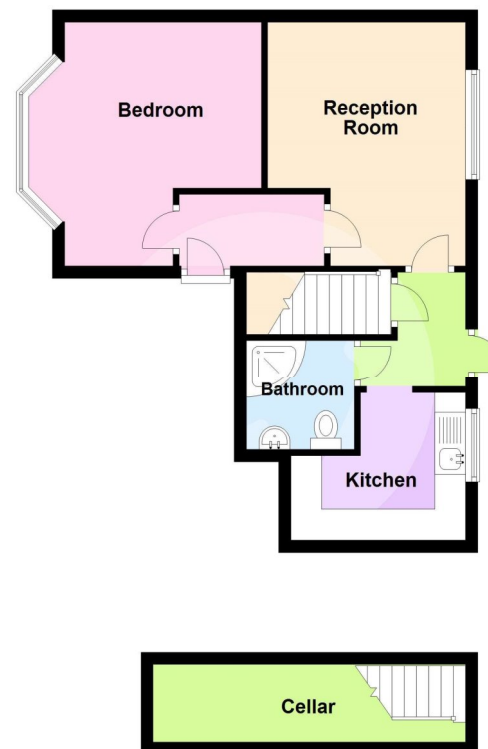
Communal Garden Shrub and flower border, laid to lawn, hard standing, crazy paved patio.

Total floor area: 43m²= 463ft² (guidance only)

Property Features

- Council Tax: B
- EPC Rating: D
- No Onward Chain
- Close to Hither Green Railway
- Communal Garden
- Long Lease

Ground Floor



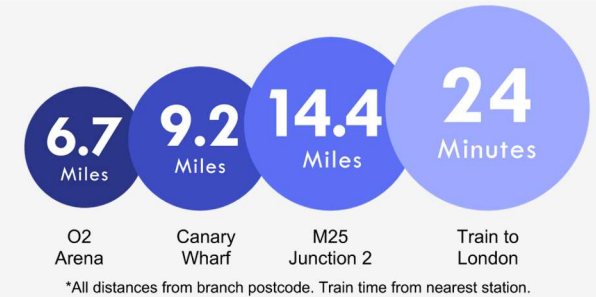
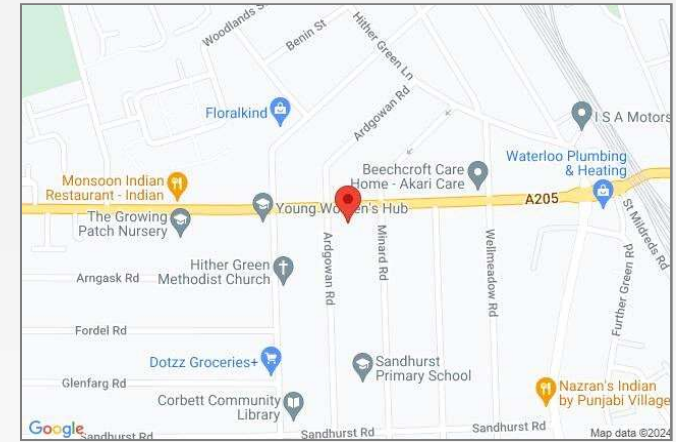
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.
Plan produced using PlanUp.





Property Location

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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.

Share of Freehold Information

Time remaining on lease: Approx. 992 years*

Ground Rent: TBC*

Service Charge: £1500 pa*

*(To be verified by vendor's solicitor)

Share of Freehold Information

Local Authority: London Borough of Lewisham

Council Tax: Band B (£1,498 pa)

**FOR MORE INFORMATION
CONTACT US TODAY.**

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