



Catford Hill
London
SE6 4PU
Leasehold

A spacious ground floor period conversion flat situated at Catford Hill. The property is offered in good condition throughout and comprises reception room with bay window to front, double bedroom, modern kitchen/breakfast room, and bathroom. Additional benefits include shared front drive, private garden with side access and access to local amenities.

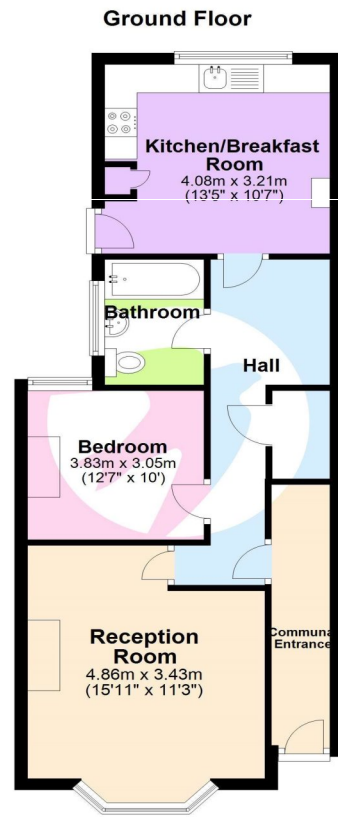
- Private Garden
- Shared Drive
- Access to Local Amenities
- Kitchen/Breakfast Room
- Double Bedroom
- Period Conversion

Asking Price £345,000



Council Tax: C
EPC Rating: TBC

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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

Hall Under stair storage, wood flooring.

Lounge 4.85m max x 3.68m max (15'11" max x 12'1" max) Double glazed bay window to front, coved ceiling, radiator, laminate flooring.

Kitchen 4.1m x 3.23m (13'5" x 10'7") Double glazed window to rear and double glazed door to side, range of wall and base units, integrated dishwasher and washing machine, sink with mixer tap, fitted oven, hob and extractor fan, storage cupboard housing combi boiler, tiled flooring.

Bedroom 1 3.84m x 3.05m (12'7" x 10') Double glazed window to rear, coved ceiling, radiator, laminate flooring.

Bathroom Double glazed window to side, panel enclosed bath with mixer tap and shower attachment, storage unit housing hand basin, low level W.C., towel heater, tiled flooring.

Exterior

Rear Garden Mainly laid to lawn, panel wooden fencing, side access, water tap.

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 (£1,712 pa)

Leasehold Information

Lease Term: 103 years remaining*

Service Charge: £600 pa*

Ground Rent: £10 pa*

(*to be verified by Vendors Solicitor)