



Lutwyche Road | London, SE6 4EP



Asking Price: £525,000

Freehold

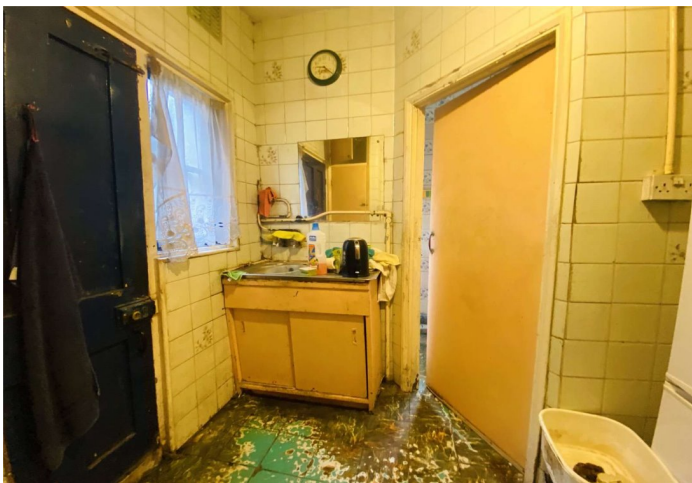
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Lutwyche Road, London

A great opportunity to acquire this period home situated on Lutwyche Road. The property requires full modernisation throughout and comprises three bedrooms, two reception rooms, kitchen, bathroom, and W.C. Additional benefits include private garden, no onward chain and potential to extend (Subject to planning permission).

Property Features

- Council Tax: D
- EPC Rating: E
- No Onward Chain
- Quiet Residential Road
- Three Bedrooms
- Two Reception Rooms
- Private Garden



Interior

Reception Room 4.22m into bay x 3.53 max (13'10" into bay x 11'7" max) Double glazed window to front, carpet.

Dining Room 3.73m x 3.53m (12'3" x 11'7") Double glazed window to rear, under stair storage, carpet.

Kitchen 2.74m max x 2.13m max (9' max x 7' max) Single glazed window to side, storage unit housing stainless steel sink, space for fridge and cooker, door to garden.

Bathroom Single glazed window to rear, panel enclosed bath, pedestal wash hand basin, door to W.C.

W.C. Single glazed window to rear, low level W.C.

Landing Lightwell, cupboard.

Bedroom 1 4.4m into bay x 4.2m max (14'5" into bay x 13'9" max) Double glazed windows to front, carpet.

Bedroom 2 3.76m x 2.57m (12'4" x 8'5") Double glazed window to rear, feature fire place, cupboard, floorboards.

Bedroom 3 3.18m x 2.74m (10'5" x 9') Double glazed window to rear, feature fire place, carpet.

Exterior

Garden Panel wooden fencing, mainly laid to lawn.

Total floor area: 86m²= 926ft² (guidance only)



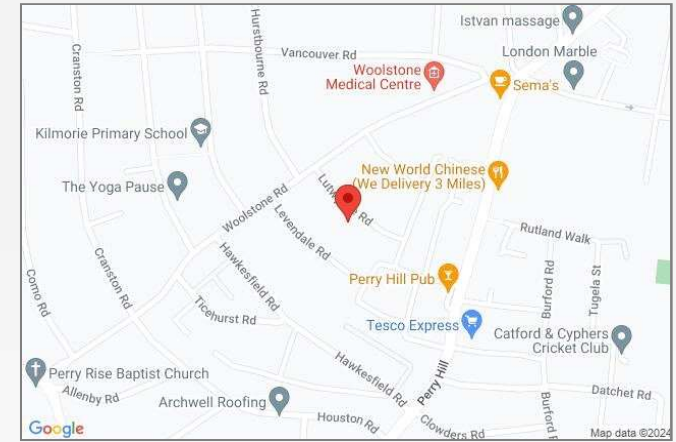
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.
Plan produced using PlanUp.





Property Location

Lutwyche Road, London, SE6 4EP



*All distances from branch postcode. Train time from nearest station.

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 D (£1,926 pa)

**FOR MORE INFORMATION
CONTACT US TODAY.**

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