



Iona Close
London
SE6 4YL
Leasehold

A first floor purpose built flat set within an attractive brick fronted block. The property boasts a bright and spacious feel throughout and comprises a spacious reception room, two double bedrooms, kitchen, bathroom and separate w.c. Additional benefits include ample storage and access to local amenities.

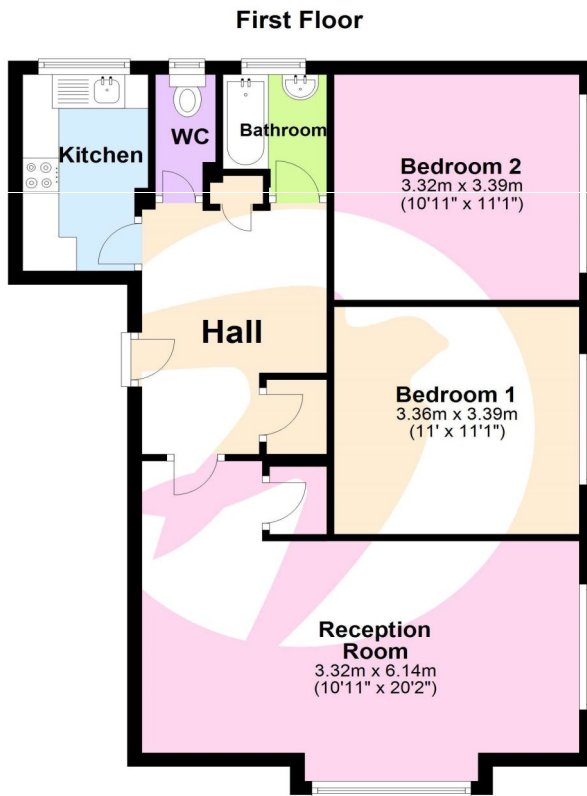
- First Floor Flat
- Two Double Bedrooms
- Access to Local Amenities
- Spacious Reception Room
- Attractive Brick Fronted Block
- Residents Parking

Asking Price £325,000

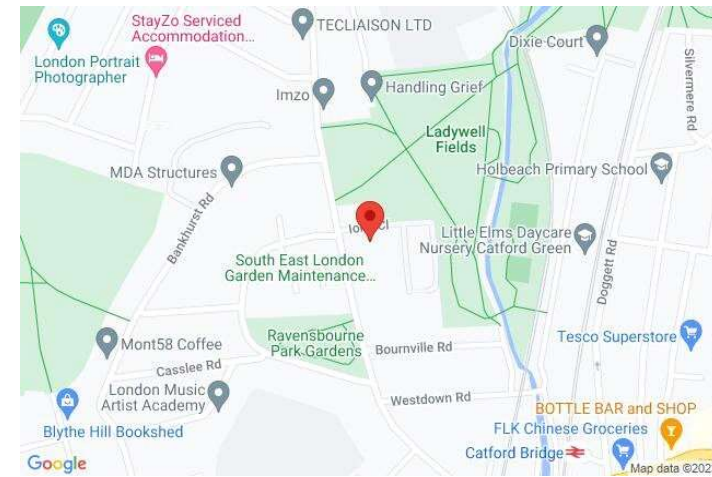


Council Tax: C
EPC Rating: C

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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 Storage cupboards, doors leading to all rooms.

Lounge 6.15m x 3.33m (20'2" x 10'11") Double glazed windows to front and side, radiator, laminate flooring.

Kitchen Double glazed window, range of wall and base units with work surface over, fitted oven, hob and extractor fan, space for fridge and washing machine, wall fixed combi boiler.

Bedroom 1 3.35m x 3.53m (11' x 11'7") Double glazed window, radiator, laminate flooring.

Bedroom 2 3.33m x 3.56m (10'11" x 11'8") Double glazed window, radiator, laminate flooring.

Bathroom Double glazed window, panel enclosed bath, storage unit housing hand basin, radiator.

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: 88 years remaining*

Service Charge: £969.73*

Ground Rent: £10*

(*to be verified by Vendors Solicitor)