



# Ravensbourne Park Catford SE6 4XY

To be advised



Council Tax: B  
EPC Rating: B

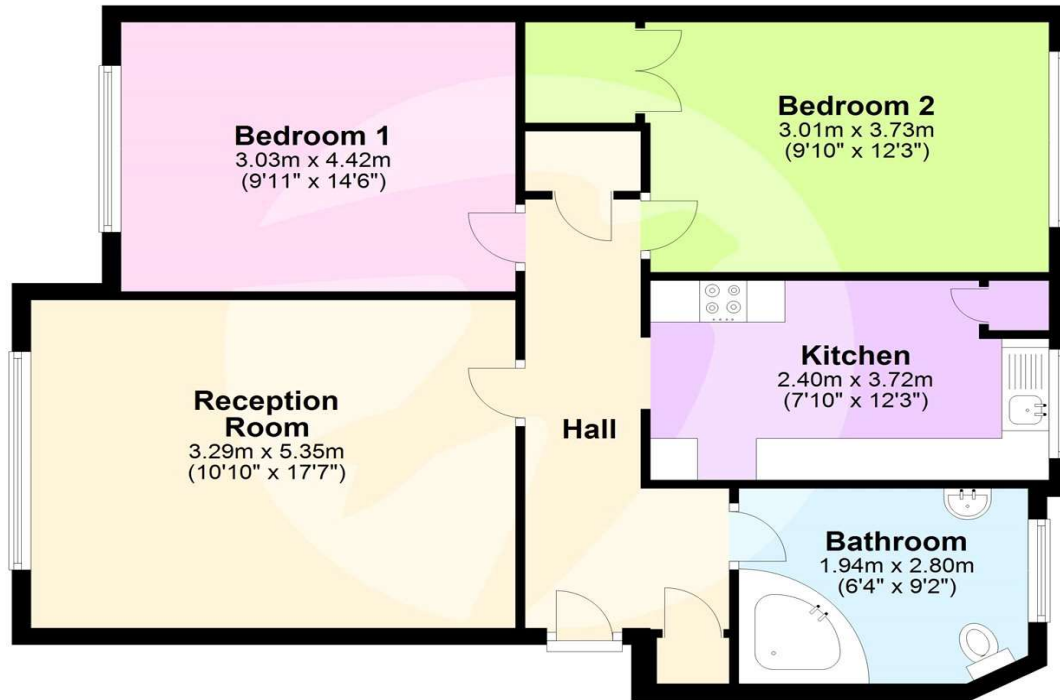
A light, spacious first floor purpose built flat set in Ravensbourne Road. The property is offered in good condition and comprises two bedrooms, spacious reception room, kitchen, bathroom with w.c and a communal garden.

- Two Bedroom Flat
- Spacious Reception Room
- Close To Catford & Catford Bridge Station
- First Floor
- Chain Free

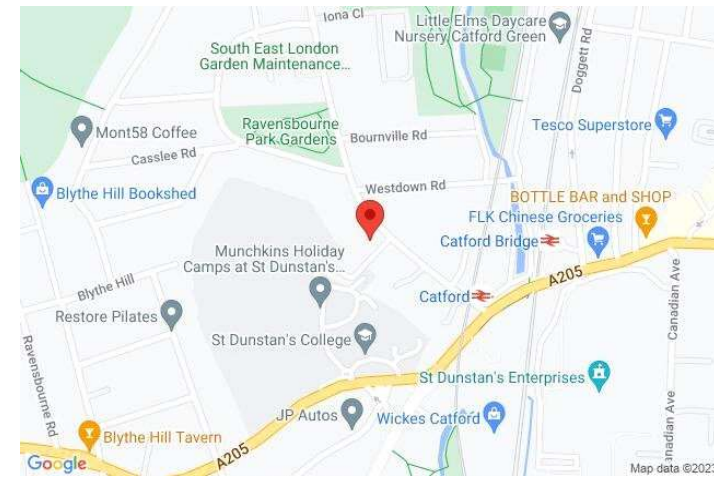
Asking Price £310,000



## Ground Floor



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** Two storage cupboards, fitted carpet.

**Reception Room** 5.36m x 3.3m (17'7" x 10'10") Double glazed window to front, fitted wardrobe, double panel radiator, fitted carpet.

**Kitchen** 3.73m x 2.4m (12'3" x 7'10") Double glazed window to rear, cupboard housing combi boiler, sink with mixer tap, gas hob, electric oven, extractor fan, range of wall and base units with work surface over, part tiled walls, tiled floor.

**Bedroom 1** 4.42m x 3.02m (14'6" x 9'11") Double glazed window to front, fitted wardrobe, double panel radiator, fitted carpet.

**Bedroom 2** 3.73m x 3m (12'3" x 9'10") Double glazed window to rear, built in wardrobe, double panel radiator, fitted carpet.

**Bathroom** 2.8m x 1.93m (9'2" x 6'4") Double glazed opaque window to rear, heated towel rail, low level w.c., wash hand basin with mixer tap, corner bath with mixer tap, tiled walls, tiled floor.

## To be advised Information

Time remaining on lease: 84 years remaining\*

Ground Rent: £10 per annum\*

Service Charge: £1,540 per annum\*

\*(To be verified by vendor's solicitor)

## 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 B (£1,413 pa)