



Rathfern Road | Catford, SE6 4NL



Offers In Excess Of: £425,000
Share of Freehold

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Rathfern Road, Catford

A light and airy ground floor maisonette situated on Rathfern Road. Offered in excellent condition throughout, the property comprises three bedrooms, spacious reception room, modern kitchen and contemporary bathroom. Additional benefits include court yard and private rear garden, cellar, and share of the freehold.

Property Features

- Council Tax: B
- EPC Rating: D
- Excellent Condition
- Share of Freehold
- Two/Three Bedrooms
- Court Yard and Private Rear Garden
- Cellar



Interior

Hall Storage cupboard, radiator, wood flooring.

Bedroom 1 3.76m x 3.12m (12'4" x 10'3") Double glazed bay window to front, radiator, wood flooring.

Reception Room 5.82m x 2.81m (19'1" x 9'3") Double glazed window and door to side, radiator, wood flooring.

Kitchen 3.5m x 2.16m (11'6" x 7'1") Double glazed window and door to rear, range of wall and base units, fitted oven, hob and extractor, space for fridge, radiator, tiled flooring.

Bedroom 2 3m x 3.18m (9'10" x 10'5") Double glazed window to front, radiator, carpet.

Bedroom 3 2.82m x 1.68m (9'3" x 5'6") Double glazed window to front, radiator, wood flooring.

Bathroom 1.63m x 2.26m (5'4" x 7'5") Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., extractor fan, radiator, tiled flooring.

W.C. 0.94m x 1.22m (3'1" x 4') Double glazed window to side, low level W.C., wall fixed hand basin, tiled flooring.

Exterior

Court Yard To side, panel wooden fencing, paved patio.

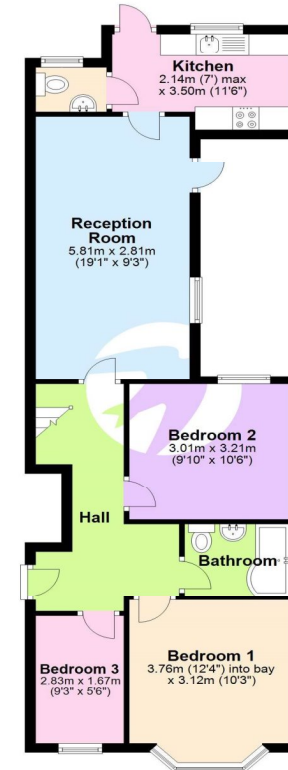
Rear Garden Panel wooden fencing, tiled patio to front, artificial grass.

Total floor area: 55m²= 592ft² (guidance only)

Basement

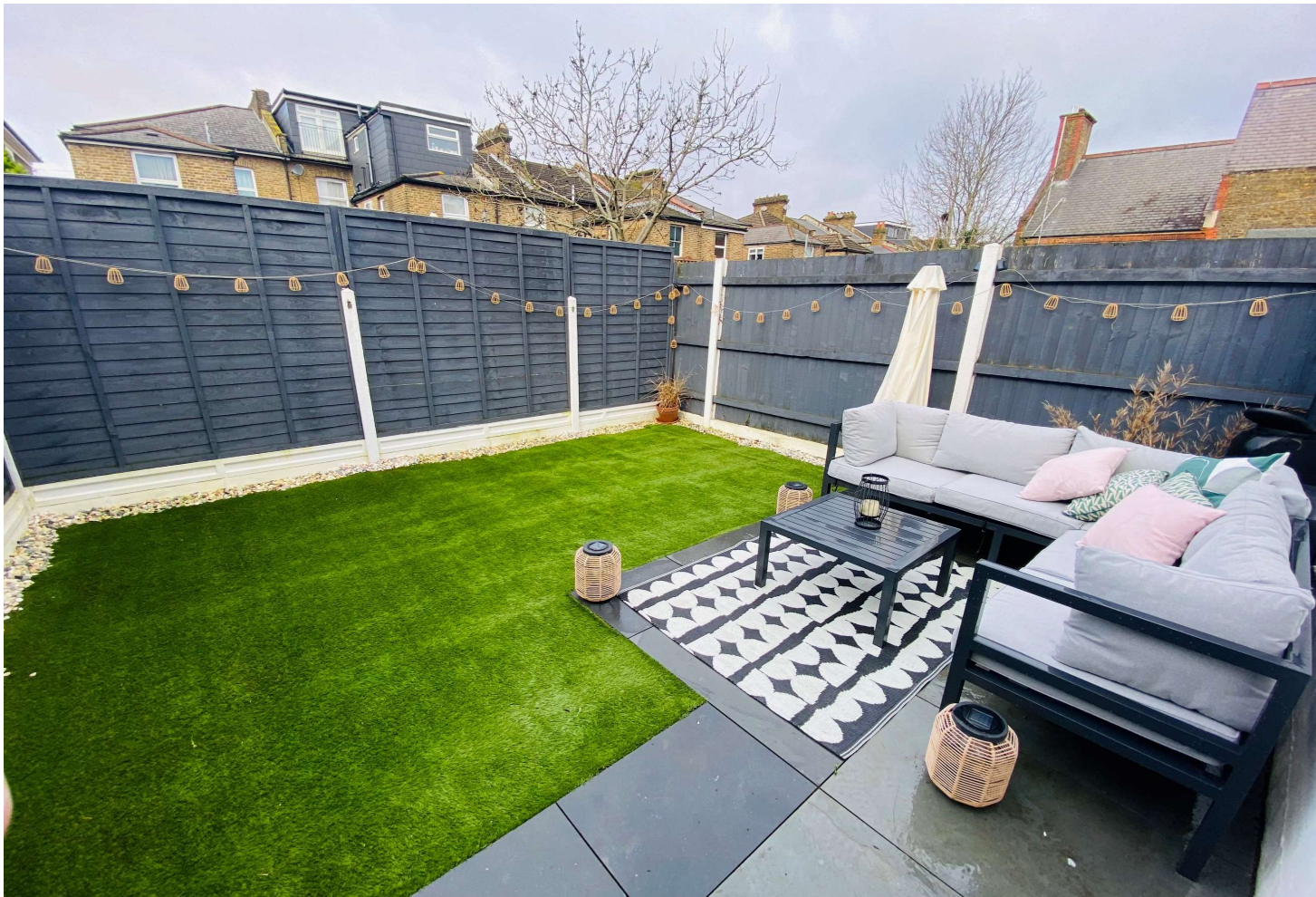


Ground Floor



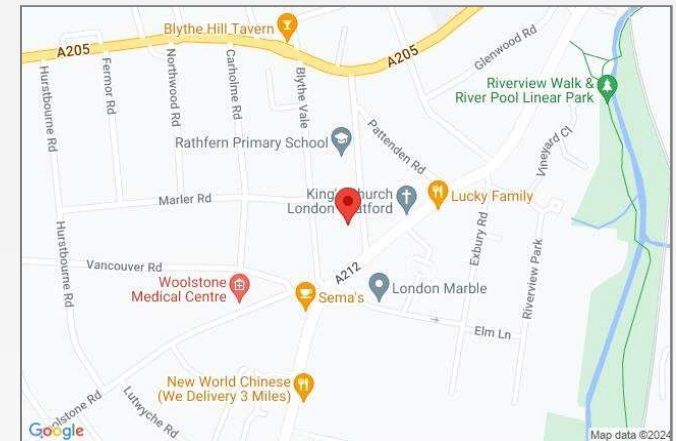
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate. Plan produced using PlanUp.





Property Location

Rathfern Road, Catford, SE6 4NL



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 (£1,498 pa)

Share of Freehold Information

Lease Term: 995 years*

Service Charge: N/A*

(*to be verified by Vendors Solicitor)

**FOR MORE INFORMATION
CONTACT US TODAY.**

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