

Battersby Road London SE6 1SA Leasehold



Council Tax: B EPC Rating: D A great opportunity to acquire this ground floor flat on Battersby Road. The property comprises of a reception room, kitchen, bathroom, and two bedrooms. Additional benefits include a balcony and no onward chain.

- Ground Floor Flat
- Two Bedrooms

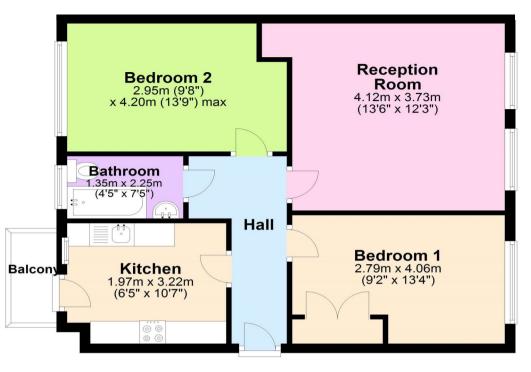
- Balcony
- No Onward Chain

- Close to Local Amenities
- Total floor area: 52m²= 560ft²



Asking Price £275,000

Ground Floor



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

Interior

Reception Room 4.11m x 3.73m (13'6" x 12'3") Two double glazed windows, fitted fireplace, laminate flooring

Kitchen 1.96m x 3.23m (6'5" x 10'7") Door to balcony, double glazed window, range of wall and base units, space for washing machine, space for fridge/freezer, stainless steel sink with mixer tap, oven, hob and extractor over, tiled floor.

Bedroom 1 2.8m x 4.06m (9'2" x 13'4") Double glazed window, radiator, fitted wardrobes, laminate floor.

Bedroom 2 2.95m x 4.2m (9'8" x 13'9") Double glazed window, radiator, laminate flooring.

Bathroom 1.35m x 2.26m (4'5" x 7'5") Double glazed window, panelled bath, sink unit, low level w.c., tiled walls.

Exterior **Balcony**

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.

Leasehold Information

Lease Term: 89 years remaining* Service Charge: £1118.09 per annum* Ground Rent: £10 per annum* (*to be verified by Vendors Solicitor)



FOR MORE INFORMATION CONTACT US TODAY.

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Additional Information

Local Authority: London Borough of Lewisham Council Tax: Band B (£1,585 pa) EPC Rating: D Parking: None **Electric Supply: Yes** Water Supply: Yes Heating Supply: Yes - Gas central heating Sewerage: Drainage to public sewer Broadband: Standard, Superfast and Ultrafast available Networks: Community Fibre, Virgin Media, and Openreach Mobile Signal: EE, Three, 02, and Vodafone

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