



Battersby Road  
London  
SE6 1SA  
Leasehold

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: 52m<sup>2</sup>= 560ft<sup>2</sup>

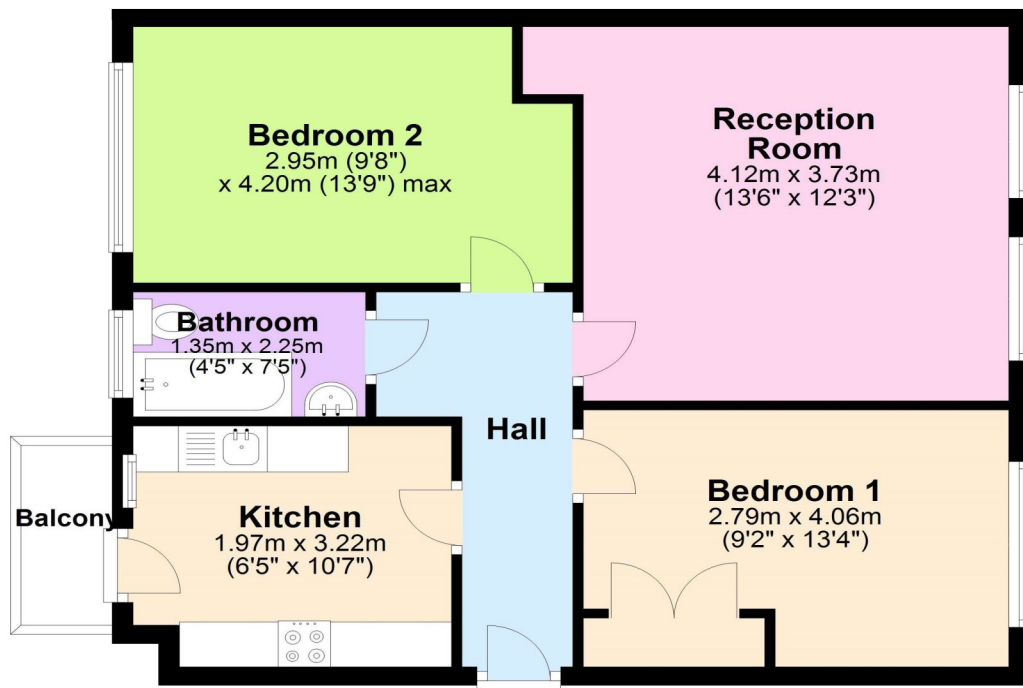
Council Tax: B  
EPC Rating: D

Asking Price £275,000

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## 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

**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)

## 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