



Flat 3, 111 Catford Hill, London, SE6 4PW



**Pollard Machin**  
estate agents since 1885

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Catford Hill  
London  
SE6 4PW

Guide Price £300,000

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**GUIDE PRICE £300,000 - £325,000**

An attractive 2 bedroom first floor apartment located a short walk from Catford & Catford Bridge station. This spacious apartment offers either an **INVESTMENT OPPORTUNITY** rental potential of £20,000 Per Annum or an **IDEAL FIRST TIME PURCHASE**.

\* Communal Entrance \* Communal Lift & Grounds \* First Floor Apartment \* 22'8 Lounge/Dining Room \* 15'9 Master bedroom \* Fitted Kitchen with built in fridge/freezer, oven and hob, dishwasher, washing machine \* Principle bathroom \* Double Glazing \* EPC Rating C \* Council Tax Band C.

The property is located along Catford Hill on the corner of Creland Grove close to the A205 South Circular Road and centre of Catford which offers a comprehensive range of amenities including a variety of shops in Catford Shopping Centre, Catford Broadway and the High Street together with churches, The Broadway Theatre and open spaces including Mountfield Park. There are a choice of stations, Catford and Catford Bridge giving good connections to Charing Cross, London Bridge, Farringdon & Waterloo.

\* **Lease** 125- years from 1st January 2016.

\* **Maintenance** Approx £2000 Per Annum \* **Ground Rent** - Peppercorn

**Garage - One Vehicle Garage Parking Space Available** (By separate negotiation )

In accordance with Section 21 of the Estate Agents Act 1979 a personal interest is declare whereby the Vendor is a Director of Pollard Machin Estate Agents.



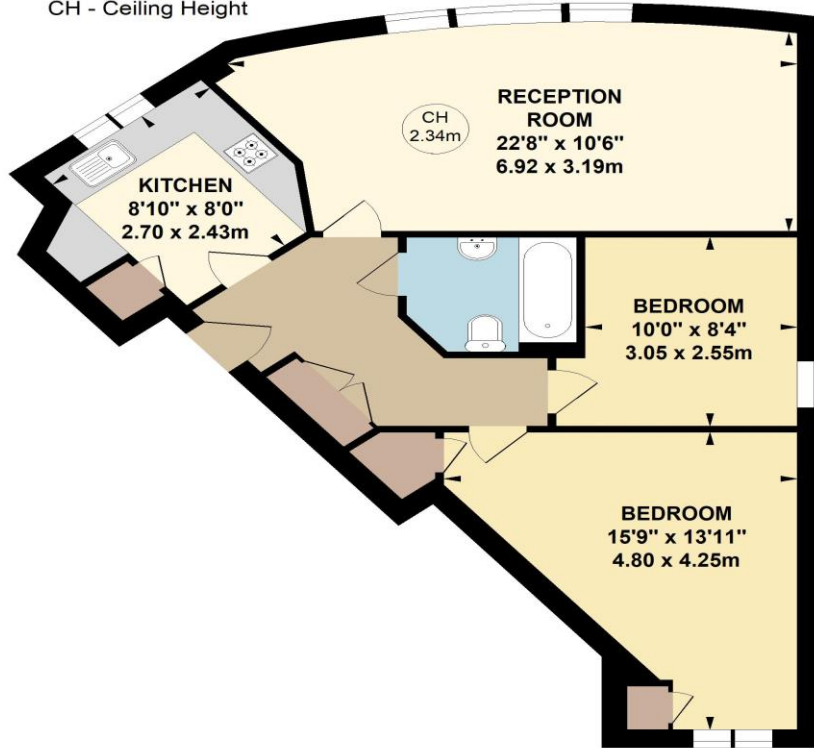
# Catford Hill, SE6

Approximate gross internal area

65.31 sq m / 703 sq ft

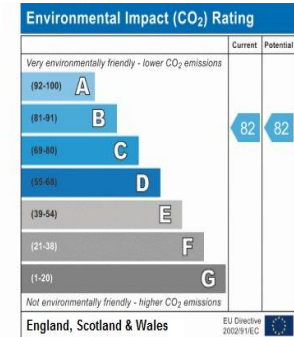
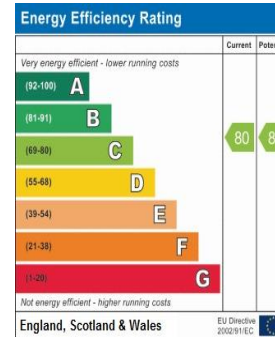


Key :  
CH - Ceiling Height



## First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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