



Flat 8, 111, Catford Hill, , London, SE6 4PW

**Pollard Machin**  
estate agents since 1885

Flat 8, 111  
Catford Hill  
London  
SE6 4PW

£294,000

**Pollard Machin**

estate agents since 1885

### Description

No Onward Chain. A well-presented 2 bedroom upper floor apartment with panoramic views across London. This spacious apartment offers either an **INVESTMENT OPPORTUNITY** rental potential of £20,000 Per Annum or an **IDEAL FIRST TIME PURCHASE**.

### Accommodation

\*Communal Entrance \* Communal Lift & Grounds \* First Floor Apartment \* 18'8 Lounge/Dining Room \* 15'2 Master Bedroom \* 2<sup>nd</sup> Bedroom/Study \* Fitted Kitchen with built in fridge/freezer, oven, hob, dishwasher and washing machine \* Principal Bathroom \* Double Glazing \* Council Tax Band C \* EPC Rating C.

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

\* **Maintenance** – Projected Service Charge for 2025 – Approximate £2400 Per Annum.

\* **Ground Rent** - Peppercorn

### Location

The property is located along Catford Hill on the corner of Creeland 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 is a choice of stations, Catford and Catford Bridge giving good connections to Charing Cross, London Bridge, Farringdon & Waterloo.

**Garage – One or two vehicle Garage Parking Space Available** (By separate negotiation)

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

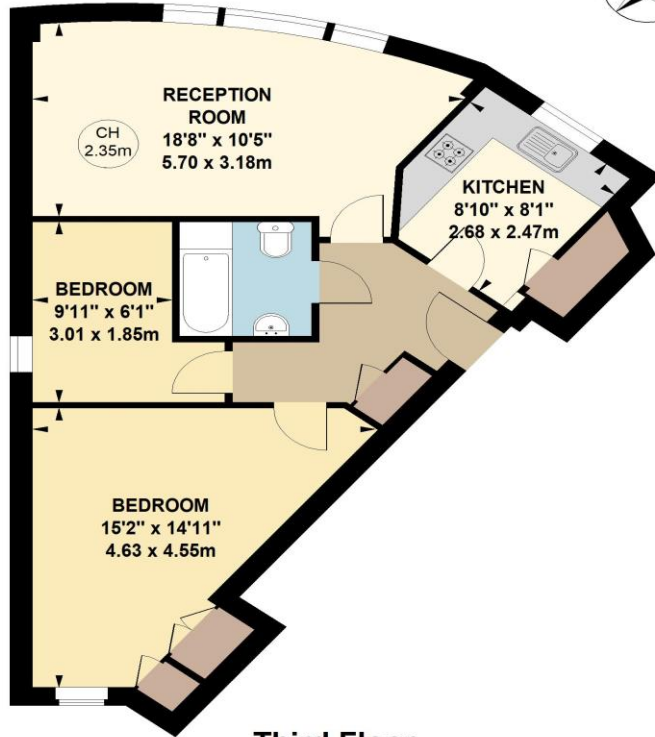


# Catford Hill, SE6

Approximate gross internal area

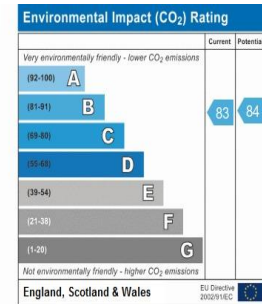
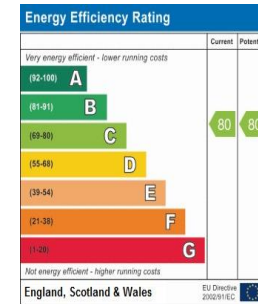
56.58 sq m / 609 sq ft

Key :  
CH - Ceiling Height



Third 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**

**Pollard Machin Estate Agents**  
45 Limpsfield Road  
Sanderstead  
Surrey  
CR2 9LA  
Tel: 020 8657 4466

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

**Selling exclusive homes throughout Surrey**

**Pollard Machin**

estate agents since 1885

