



FLAT 23 CATALPA COURT

LONDON, SE13 6TG

£362,500
LEASEHOLD

With a stunning private balcony overlooking Hither Green's famous 'Clock Tower', this stunning two double bedroom property is one of the very best on offer in Catalpa Court. Comprising of two well-proportioned double bedrooms (one of which with en-suite bathroom), a further family bathroom, a spacious and airy open plan kitchen and living room area which leads to the stunning balcony. The property also has some excellent storage options throughout. Buyers will also benefit from an allocated, underground car parking space and also the inclusion of the water rates being included within the service charge.

Catalpa Court forms part of the popular Meridian South development, which is located in the vibrant neighbourhood of Hither Green. There is plenty of access to local amenities, schools, and transport links, Meridian South offers the convenience of city living while maintaining a sense of community and tranquillity. With Hither Green station situated just 0.2 miles away and a short walk to the leafy Mountsfield Park, Manor House Gardens and Manor Park. Directly opposite the property is a particular local favourite, Le Delice French cafe is a super patisserie and great for coffee, breakfast and lunch. The equally popular Sarah's Place is a new, cosy cocktail bar that is a hit with the local community too.

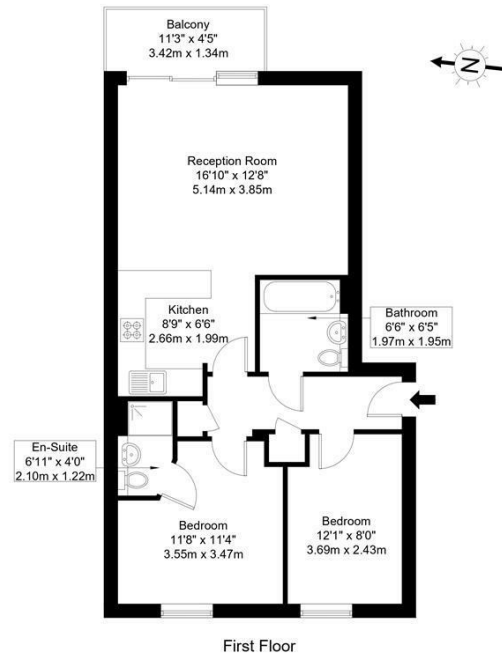
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Hither Green Lane, SE13 6TG

Approx Gross Internal Area = 61.66 sq m / 664 sq ft

Balcony = 4.58 sq m / 49 sq ft

Total = 66.24 sq m / 713 sq ft



Ref :

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P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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