



25a Scrooby Street

London, SE6 4JB

£450,000 Freehold EPC: B

 **Maguire Baylis**



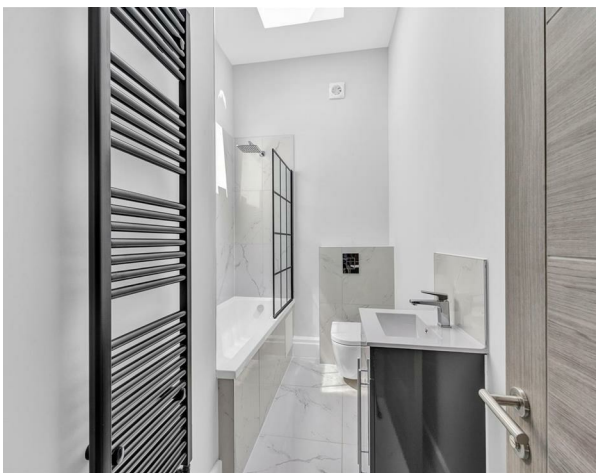
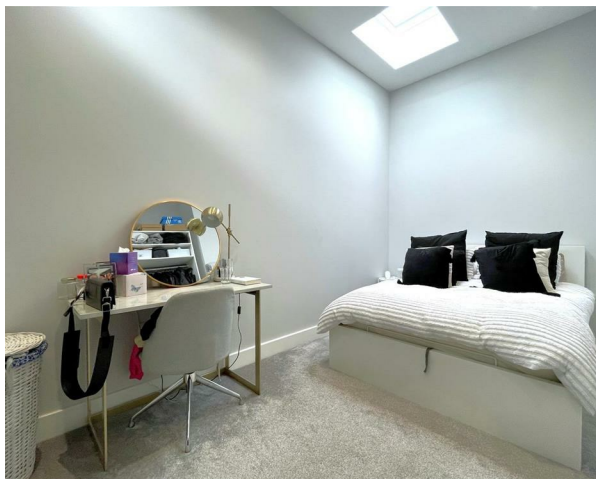
Guide Price: £450,000 – £475,000. Maguire Baylis are pleased to bring to the market for sale this stunning Mews-Style home, forming part of an exclusive gated development close to the all fantastic local amenities that Catford has to offer.

The property, which was constructed new in 2023, has been beautifully finished to a very high standard throughout. The accommodation is set over two floors, and comprises an impressive open plan living area, with fully fitted kitchen to the ground floor, along with a useful downstairs WC/utility. Upstairs, there are two spacious double bedrooms, plus the stylishly appointed bathroom. Outside, there is a patio seating area to the front.

The Mews consists of just four properties, set around an attractive central courtyard – great for residents to enjoy outdoor entertaining.

Scrooby Street is a quiet residential road that is just minutes walk from all the facilities in Catford. Nearby transport links includes Catford/Catford Bridge and Ladywell stations, all within half a mile. There's also a great choice for those seeking outdoor recreation, with Ladywell Fields, Mountsfield Park, Beckenham Place Park, and the popular Ravensbourne River walk which also provides bike/walking access to Bromley and Lewisham/Greenwich.

- STUNNING MEWS STYLE PROPERTY
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM WITH FULLY FITTED KITCHEN
- BEAUTIFULLY FINISHED TO A HIGH STANDARD THROUGHOUT
- EXCLUSIVE GATED DEVELOPMENT
- QUIET & SECLUDED SETTING
- CLOSE TO ALL THE LOCAL AMENITIES/TRANSPORT LINKS
- SUNNY PRIVATE PATIO TO FRONT
- SET WITHIN LANDSCAPED COMMUNAL COURTYARD
- BALANCE OF NEW HOME WARRANTY (9 YEARS) ** CHAIN FREE SALE



Scrooby Street

Total Area: 67.1 m2 ... 722 ft2



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

LIVING ROOM/KITCHEN

25'4 x 15'2 (7.72m x 4.62m)

Triple glazed windows and door to front; herringbone style flooring with underfloor heating; understairs storage cupboard. Kitchen area fitted with a full range of integrated appliances.

DOWNSTAIRS WC

WC suite; fitted wash basin.

FIRST FLOOR LANDING**BEDROOM 1**

14' x 10' (max) (4.27m x 3.05m (max))

Triple glazed window to front; radiator.

BEDROOM 2

11' x 10'2 (3.35m x 3.10m)

High level triple glazed window to front; further skylight window; radiator; built-in storage cupboard.

BATHROOM

A stylishly appointed suite with panelled bath featuring shower over and fitted glass shower screen; fitted wash basin; WC; heated towel rail; skylight window.

COMMUNAL COURTYARD

Each of the residents at Scrooby Street will be responsible for sharing costs for maintaining the small communal courtyard. We are advised that these costs will be around £100/year.

COUNCIL TAX

London Borough of Lewisham – Band C



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.