



Beacon Road, London, SE13 6EG

- Guide Price £375,000 to £400,000
- Ground Floor
- Share of Freehold
- Front door opens to secluded communal garden
- Hither Green Station 300 metres
- Two bedrooms
- Beautifully presented
- Lease 944 years remaining
- Garage
- EPC D

Guide Price £375,000 to £400,000



Beacon Road, London, SE13 6EG - Guide Price £375,000 to £400,000

DESCRIPTION

Guide Price £375,000 to £400,000. A ground floor two double bedroom flat on a private road opening onto a secluded communal garden. Share of Freehold. Hither Green Station 300 metres.

This really is a wonderful little spot with your own front door opening onto the communal garden, yet only 300 metres to Hither Green Station, 200 metres to the shops and cafes of Hither Green Lane and 400 metres to Staplehurst Road and The Station pub.

Entering through the hallway, straight to the lovely reception room, such that with the hallway door open you have light from the reception window from one side and through the hall the other way. There is a separate kitchen with fitted oven, hob and extractor, plus space for a fridge freezer and washing machine, and even a small dining table.

The flat has two double bedrooms, the main one larger than the second; then a family bathroom with white three piece suite including shower over bath, finished in lovely white metro tiles. There are also 3 storage cupboards off the corridor.

The flat itself comes with Share of Freehold (and 944 years on the underlying lease) and has its own garage.

Please call the Sales team at Hunters to arrange your viewing.

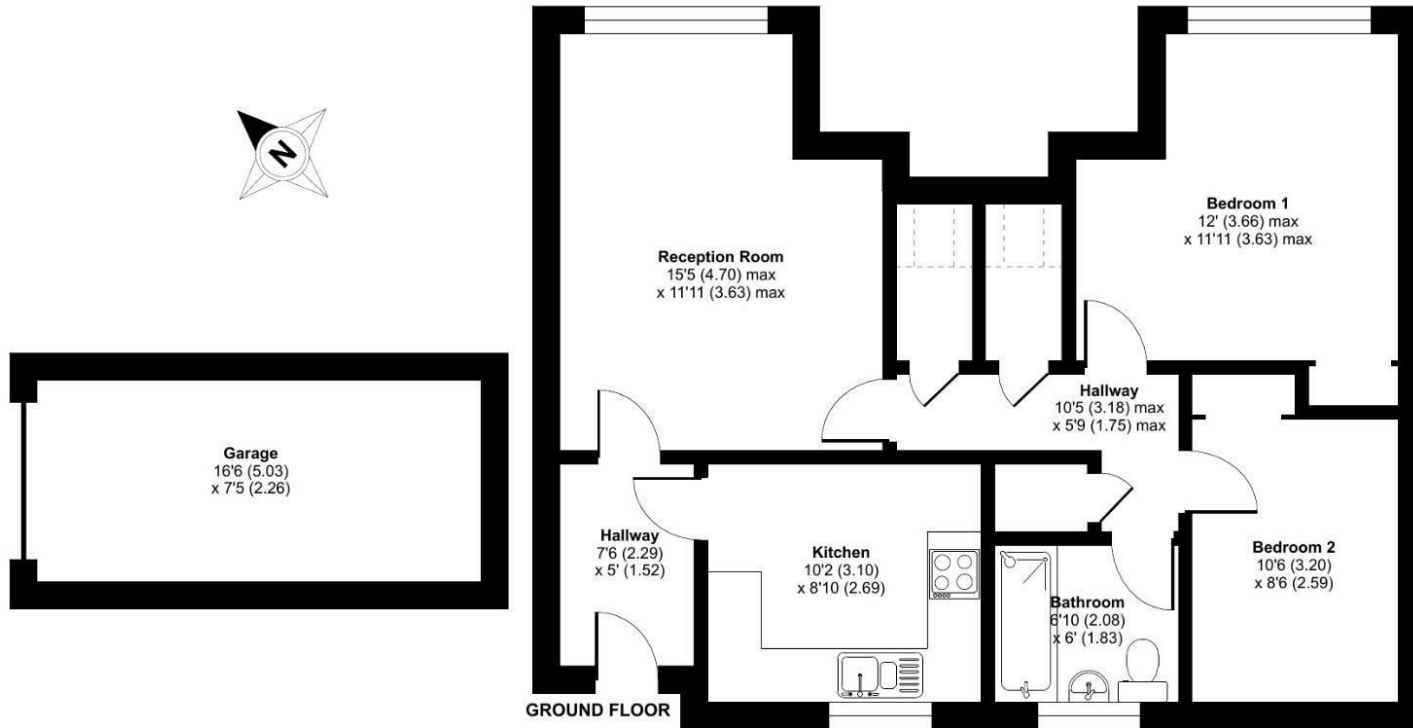




Holmhurst, Beacon Road, London, SE13

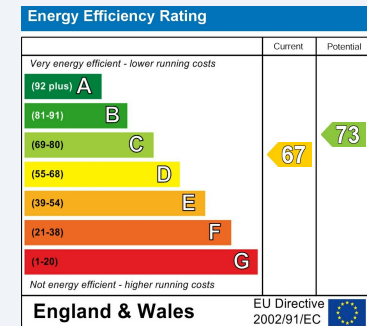
Approximate Area = 673 sq ft / 62.5 sq m
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Garage = 123 sq ft / 11.4 sq m
 Total = 810 sq ft / 75.2 sq m

For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Hunters. REF: 1093972



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