



Canadian Avenue, London, SE6 3AS

- Guide Price £400,000 to £425,000
- Top Floor Period Conversion in an Edwardian Villa
- Share of Freehold
- Over 900 sq. ft
- Catford Station 550 metres
- Two double bedrooms
- Sold Chain Free
- Shared Garden
- Catford Bridge station 500 metres
- EPC E

Guide Price £400,000 to £450,000



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DESCRIPTION

Guide Price £400,000 to £425,000. A lovely, two bedroom, top floor period conversion within an Edwardian Villa in the Culverley Green Conservation Area. Sold Chain Free. Share of Freehold. Shared Garden.

This beautiful apartment has something special about it. Yes, it is within an Edwardian Villa. Yes, it is in the Conservation Area. Yes, it is 300 metres to the shops and cafes of Catford, and 500 metres to the railway stations. But there is more: the high ceilings, the décor, the layout, the size, the feel - all make this a wonderful home. This apartment still has some of the tallest ceilings I have come across in a top floor flat, even with the sloping ceilings to the sides of two rooms. Overall the apartment comes in at over 900 sq. ft.

The reception room is a lovely room at over 16ft wide, with a picture window overlooking the gardens. The kitchen has plenty of base units in a deep green colour, plus good worktop space and room for appliances underneath. There are two Velux windows giving plenty of light from either side of the room.

The main double bedroom has space for a king sized bed, plus drawers and bed side tables, with a built in wardrobe at the far end. The second double bedroom is over 15ft long, with Velux windows on both sides. There are sloping ceilings, but the majority of the room is full height. This bedroom also has a built in wardrobe. The bathroom has a shower over the bath, with counter top wash basin, all finished in tasteful terracotta coloured tiles.

The rear garden is shared by three of the flats - great for summer barbeques.

The flat is sold with Share of Freehold with a new lease of over 900 years upon completion.

Catford Town Centre is at the end of the road, with many shops, plus the Broadway Theatre, Catford Mews 3 screen cinema, supermarkets, restaurants and pubs.

Catford Bridge Station 500 metres

Catford Station 550 metres

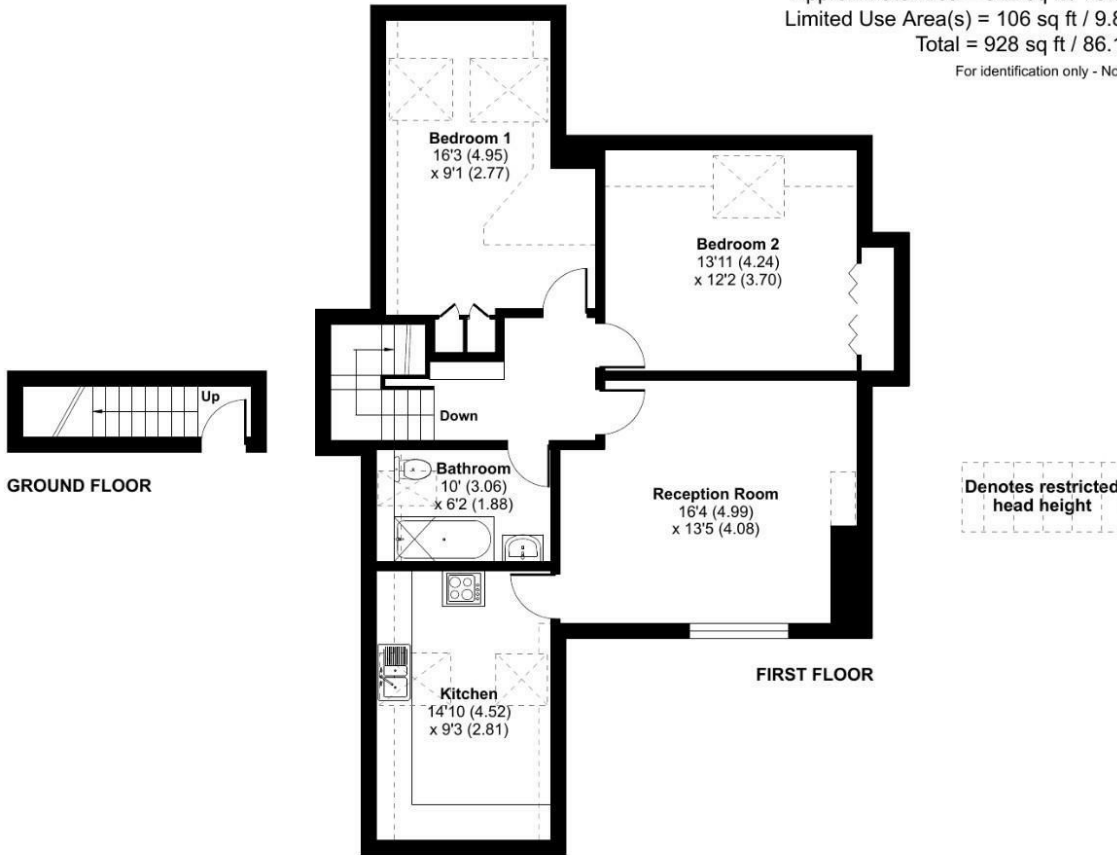
Ladywell Fields 750 metres





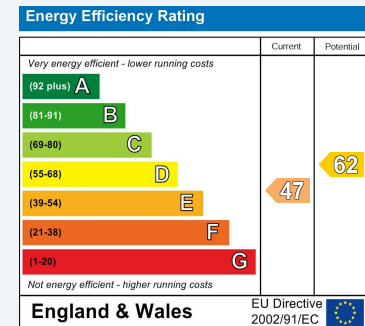
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Approximate Area = 822 sq ft / 76.3 sq m
 Limited Use Area(s) = 106 sq ft / 9.8 sq m
 Total = 928 sq ft / 86.1 sq m
 For identification only - Not to scale



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). © ntcocom 2024. Produced for Hunters. REF: 1097347



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