



Carswell Road, London, SE6 2JQ

- One Bedroom
- No Onward Chain
- 24ft Reception
- Hither Green station 0.7 miles
- EPC C
- Private courtyard garden
- 547 Sq Ft
- Next to Mountsfield Park
- Catford town centre 0.3 miles

Asking Price £295,000



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DESCRIPTION

Chain free, one bedroom apartment on the ground floor of a small development of six flats next to Mountsfield Park.

This one bedroom apartment would suit a first time buyer or investor looking to make the most of the location midway between Hither Green and Catford, and next to Mountsfield Park.

The heart of the property is a 24ft kitchen / reception room that stretches the full width of the flat, with the kitchen at one end and the living area at the other, with space for dining as well, and a door to the courtyard.

The bedroom is a decent double at over 12ft long and 11ft wide. The bathroom has a three piece suite, and the hallway has a storage cupboard in one corner.

The paved courtyard garden stretches from the side of the flat round to the back, giving a good size space with which to create your own oasis of plants, flowers and calm.

The apartment has a lease of 103 years remaining and is sold chain free.

Please call the sales team at Hunters Catford to arrange your viewing.

Hither Green 0.4 miles - cafes, delis and the Station pub

Catford town centre 0.3 miles - Catford Mews 3 screen cinema complex, Broadway Theatre, supermarkets, shops, restaurants and pubs.

Hither Green station 0.7 miles - trains to London Bridge, Cannon Street and Charing Cross

Catford Bridge station 0.5 miles - trains to Lewisham and London Bridge

Catford station 0.7 miles - trains to Denmark Hill (for Kings), Blackfriars and City Thameslink

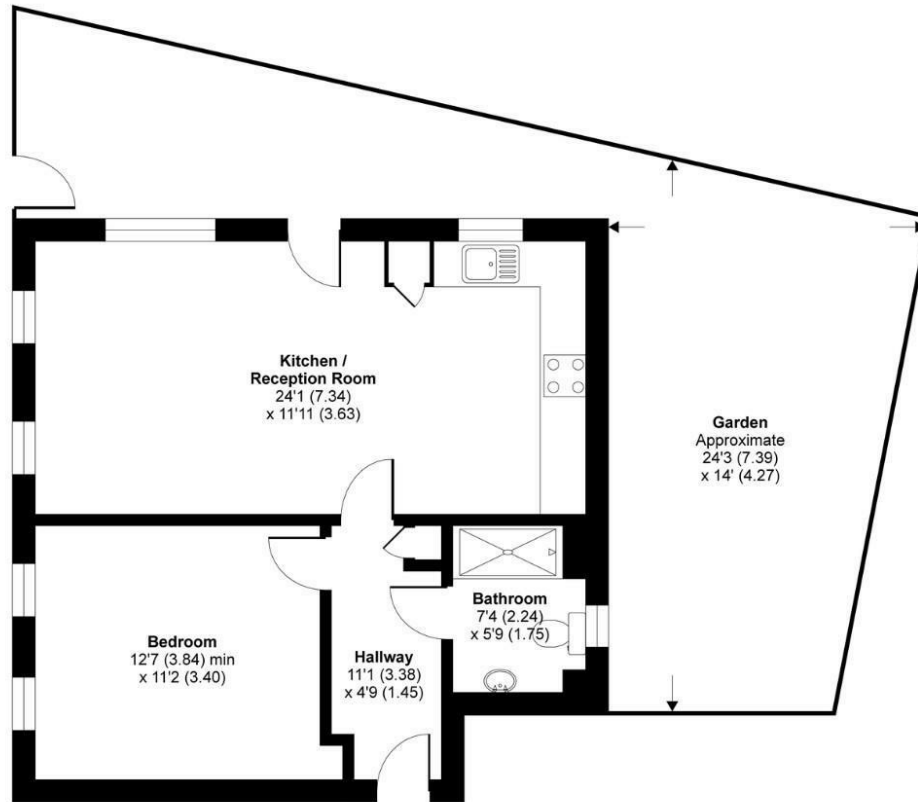
Mountsfield Park on your doorstep - 13 acres of open fields, flower gardens, playground, tennis courts, outdoor gym, bandstand, café and great views over south London





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Approximate Area = 547 sq ft / 50.8 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hunters. REF: 753153

Viewings

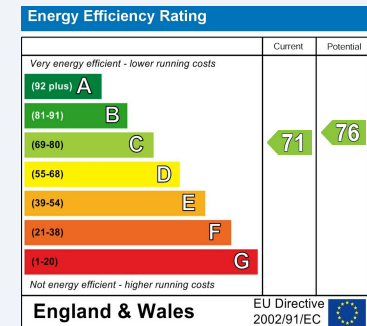
Please contact catfordlettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



153 Rushey Green, Catford, SE6 4BD
Tel: 02086987499 Email: catfordlettings@hunters.com <https://www.hunters.com>

