



Pattenden Road, London, SE6 4NQ

- Guide Price £400,000 to £425,000
- Two bedrooms
- 16ft Reception Room
- Lease 157 years
- Catford Station 0.4 miles
- Split Level
- 816 sq ft
- Separate Kitchen
- Catford Bridge Station 0.4 miles
- EPC D

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Pattenden Road, London, SE6 4NQ - Guide Price £400,000 to £425,000

DESCRIPTION

Guide Price £400,000 to £425,000. Two bedroom split level period conversion flat with 157 year lease and no ground rent.

This lovely two bedroom split level flat is on the first and second floor of a period terrace house, with the majority of the flat on the first floor and the main bedroom on the top floor.

On the first floor, the reception room is over 16ft wide, with a front bay, beautiful tiled fireplace, picture and dado rails, and a two tone colour scheme.

Behind the reception is the second, double bedroom - great as a decent sized home office or guest bedroom.

To the back of the first floor is the kitchen with white base and wall units, white splashback tiles, integrated oven, hob and extractor, and space for a washing machine, dishwasher and fridge freezer, not to mention a small table and chairs.

The bathroom is also on the first floor with three piece white suite including a shower over bath.

Stairs lead to the main bedroom on the top floor. This is over 16ft deep with a window to the rear plus Velux above, giving a large, versatile and light room in which to create your own space to rest and retreat.

There are 157 years left on the lease, and there is no ground rent payable.

Pattenden Road is on the borders of Catford and Forest Hill; 0.4 miles from Catford and Catford Bridge Stations; 0.4 miles to Blythe Hill Fields and 0.5 miles to Ladywell Fields, with the River Pool Linear Park 0.2 miles just up the road.

Catford town centre is 0.5 miles, Forest Hill 1.2 miles and Bell Green 0.8 miles, with plenty of shops, supermarkets, cafes and restaurants at each. Take your pick!

Please call the Sales Team at Hunters Catford to arrange your viewing.



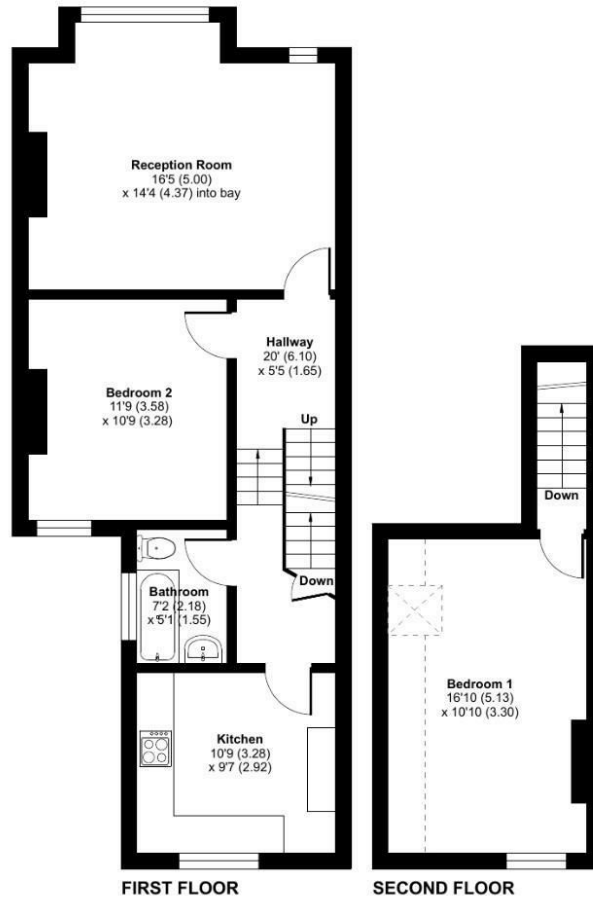




Pattenden Road, London, SE6

Approximate Area = 782 sq ft / 72.6 sq m
Limited Use Area(s) = 34 sq ft / 3.1 sq m
Total = 816 sq ft / 75.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters. REF: 1091557

Viewings

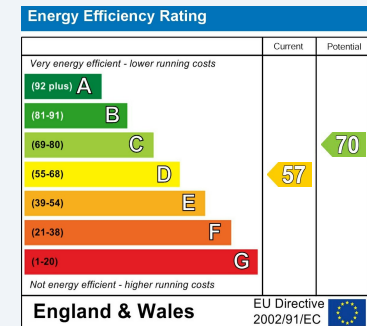
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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