



HUNTERS[®]
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Pattenden Road, London, SE6 4NQ | Guide Price £400,000
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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.

Back on the market... 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

Hallway

20'0" by 5'4"

Reception Room

16'4" by 14'4" into bay

Kitchen

10'9" by 9'6"

Bathroom

7'1" by 5'1"

Bedroom 2

11'8" by 10'9"

Bedroom 1

16'9" by 10'9"

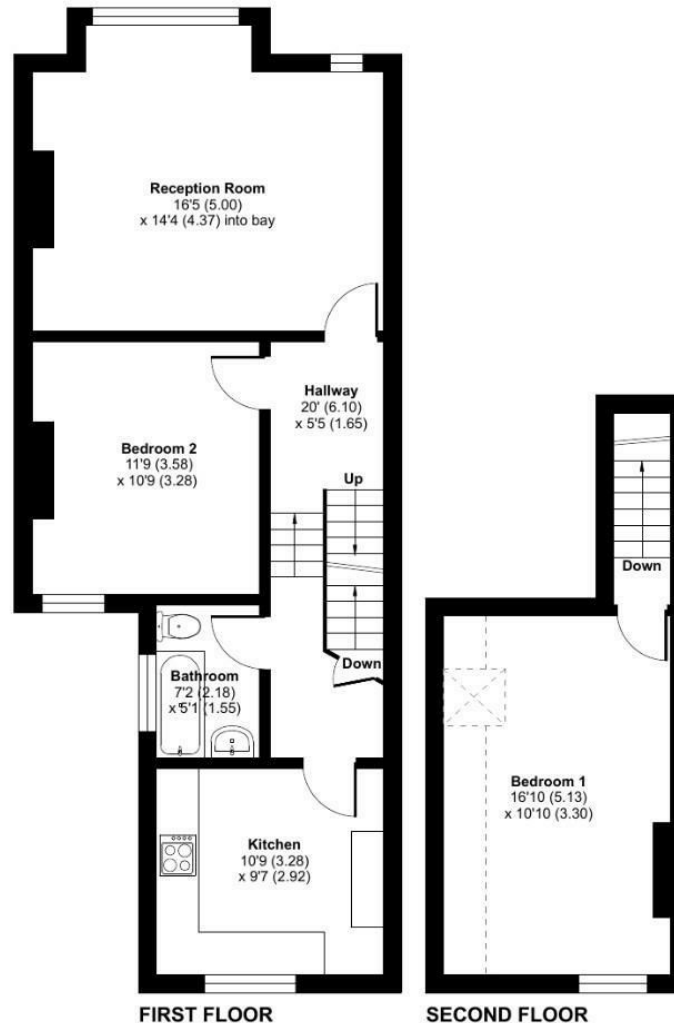
Pattenden Road, London, SE6

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). © nichecom 2024. Produced for Hunters. REF: 1091557

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.

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