



Broadfield Road, London, SE6 1NQ

- Guide Price £200,000 to £230,000
- Share of Freehold
- 18m² Reception / Bedroom
- 30.9m²
- Hither Green Station 0.7 miles
- Studio flat
- Ground Floor
- Separate Kitchen
- Shared front garden
- EPC D

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DESCRIPTION

Guide Price £200,000 to £230,000. Studio apartment with separate kitchen on the ground floor of a Victorian house. Share of Freehold.

This charming studio apartment is 0.7 miles from Hither Green station and provides a great opportunity for a first time buyer looking for their own place.

The apartment has an 18m2 main room which functions as a living room and bedroom, with space for a double bed, sofa and a work desk and chair.

The separate kitchen has an induction hob, integrated oven, fitted microwave, and washing machine.

The side hallway is currently used as a walk in wardrobe, with an alternative entrance via the front garden, so making valuable use of this space.

The bathroom has a three piece suite with shower over bath, WC and sink unit.

The front garden is shared, with the current owner happy to tend the flower bed to the side.

The apartment has Share of Freehold, with 153 years remaining on the lease. There is no ground rent payable and the owners of the five flats in the house manage the house themselves.

Hither Green Station 0.7 miles

Please contact the Sales Team at Hunters Catford to book in your viewing.

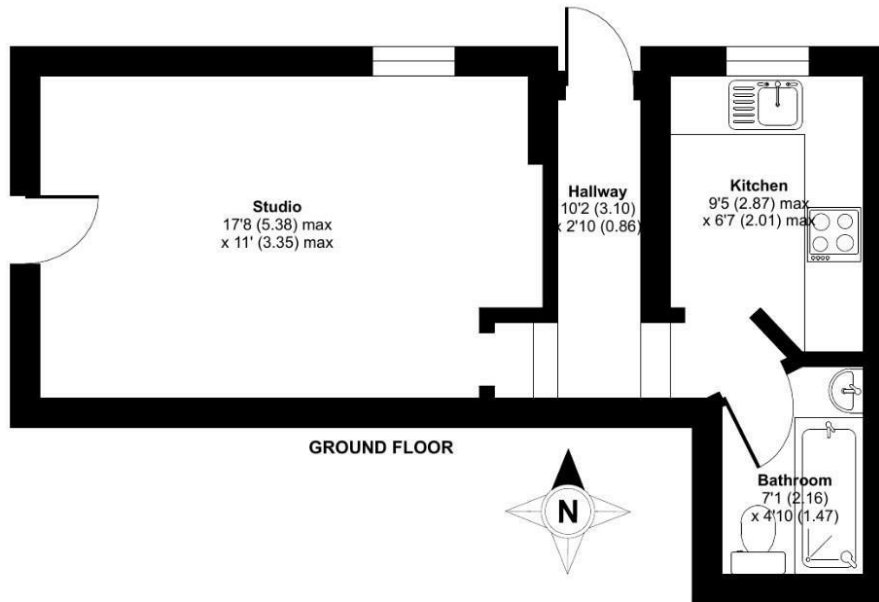




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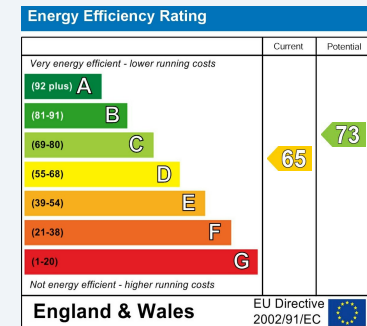
Approximate Area = 333 sq ft / 30.9 sq m

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.

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters. REF: 1189921

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.



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