



Sedgehill Road, London, SE6 3QS

- One Bedroom Flat
- Separate Kitchen
- Sold Chain Free
- Beckenham Hill Station 0.4 miles
- Supermarket 0.2 miles
- 19ft Reception Room
- 12ft Bedroom
- Lease 104 years
- Beckenham Place Park 0.5 miles
- EPC C

Asking Price £250,000



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DESCRIPTION

One bedroom first floor flat with double bedroom and separate kitchen, plus a small balcony off the reception room. Sold Chain Free. Lease 104 years.

The reception room is nearly six metres in length, providing a great space for relaxing and socialising. There is a window to the east, plus door to the balcony.

The kitchen is off the reception, with space for a fridge freezer, cooker, washing machine and tumble dryer or dishwasher, plus window to the south and full height window overlooking the balcony.

The double bedroom is at the other end of the flat, with window to the west overlooking the communal gardens. The bedroom is nearly 4 metres deep, and has one double and two single full height cupboards.

The bathroom has a three piece white suite with shower over the bath.

There are 104 years remaining on the lease. The flat is sold chain free.

Beckenham Hill Station is 0.4 miles with trains to London Blackfriars and Farringdon

Lower Sydenham Station is 0.6 miles with trains to London Bridge and Charing Cross

Beckenham Place Park is 0.5 miles away for great walks, a weekend coffee or the swimming lake.

Local supermarket 0.2 miles - down the road and round the corner.

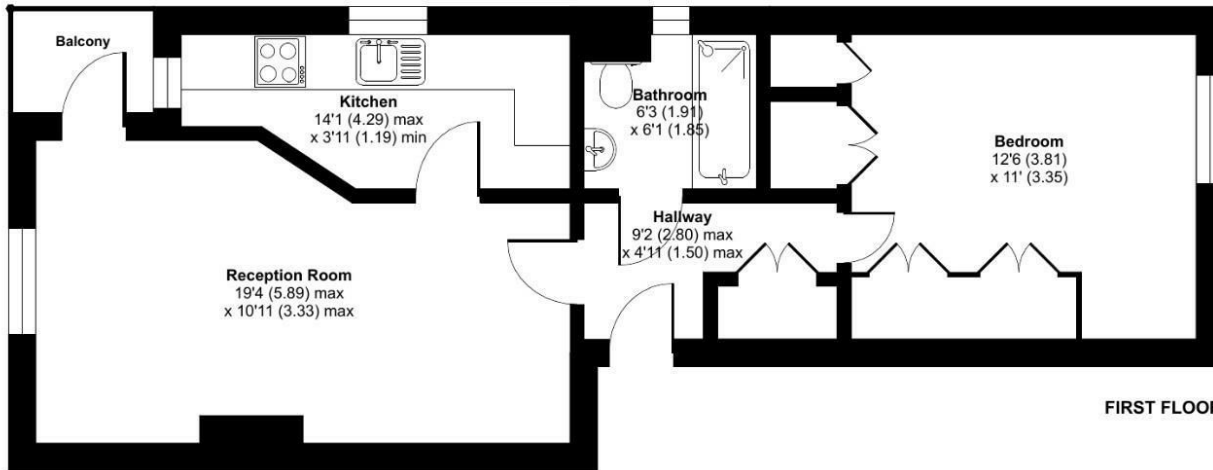
Please call the Sales Team at Hunters Catford to arrange your viewing.





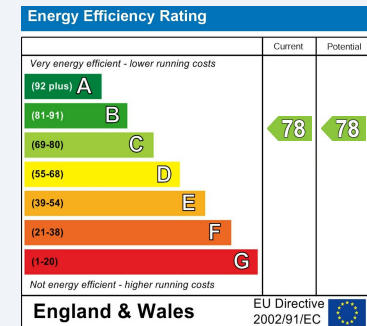
Sedgehill Road, Catford, SE6

Approximate Area = 514 sq ft / 47.7 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). © nlcocom 2024. Produced for Hunters. REF: 1191734

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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