



Inchmery Road, London, SE6 2NE

- Guide Price £550,000 to £575,000
- Ground floor, garden flat
- Culverley Green Conservation Area
- Garage
- Catford stations 0.8 miles
- Three double bedrooms
- Edwardian conversion
- Rear Garden 46ft
- Lease 144 years remaining
- EPC D

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Guide Price £550,000 to £575,000. A stunning three double bedroom, ground floor garden flat within an Edwardian Villa.

Once in a while, along comes a property that surpasses almost all others for size and splendour. Where to start? This splendid Edwardian Villa has been converted into two flats, with this flat occupying the whole of the ground floor, with direct access onto the rear garden. You have the first half of the rear garden (46ft), the front garden / driveway and a garage to the side.

Inside, you enter through a grand hallway with the reception room (6 metres deep) to the rear of the flat, overlooking the rear garden, with two sets of doors onto the patio, giving plenty of light into this most sumptuous of rooms.

The kitchen has wood worktops, classic white wall and base units, integrated oven, hob and extractor, plus a door to the side passage.

The three bedrooms are all doubles, with the main bedroom to the front, at nearby 5 metres wide, and wardrobes built into the alcoves. Wooden shutters adorn the bay windows, and there is even space for a sofa. The second double bedroom is to the back, at over 4 metres deep, and two windows overlooking the garden. The third bedroom is to the side, nearly 4 metres deep.

The bathroom is another room to take your breathe away. A gorgeous freestanding bath, a separate walk in shower, finished with crisp white herringbone metro wall tiles.

The rear garden is split in two, with this flat owning the first half of the garden - 46ft in all - with a patio behind the property and a paved area at the back for a pagoda.

The front garden is for this flat, with a driveway up to your garage.

The lease has 144 years remaining, with no ground rent, nor service charge - just costs split between the two flats.

Inchmery Road is a tree lined avenue of mostly Edwardian Villas and part of the Culverley Green Conservation Area.

Catford and Catford Bridge stations 0.8 miles

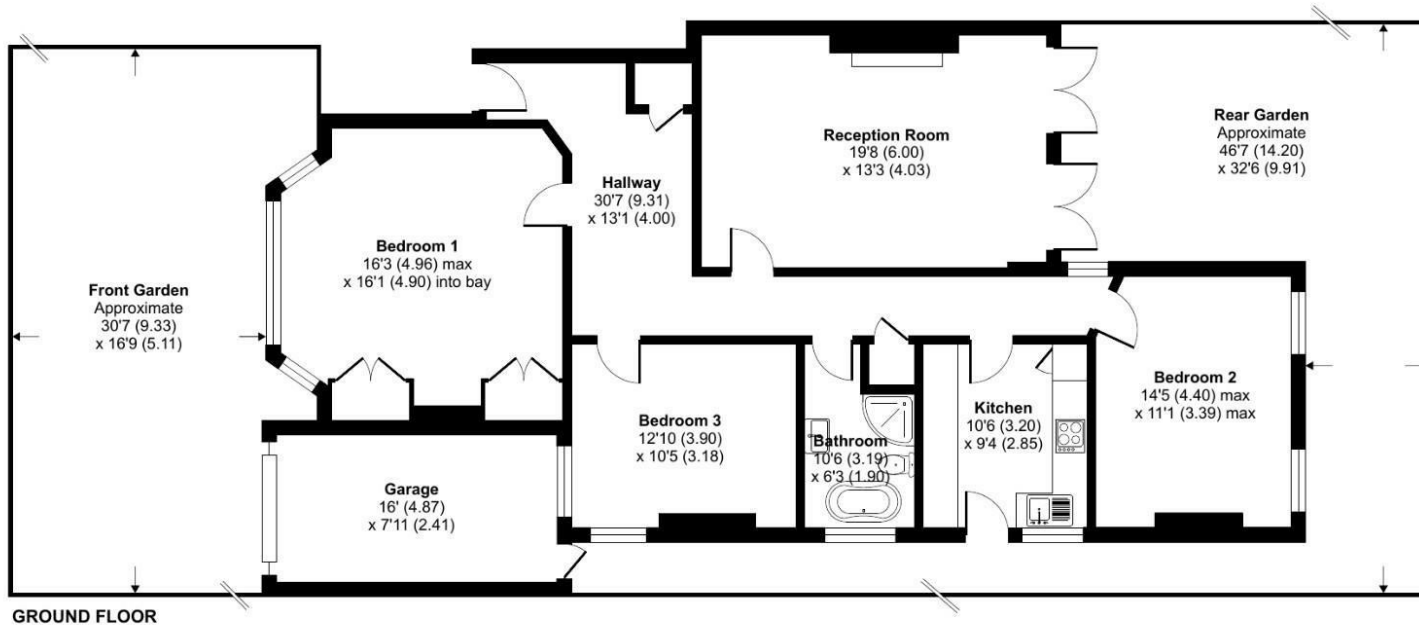
Call the Sales Team at Hunters to arrange your viewing.





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Approximate Area = 1222 sq ft / 113.5 sq m
 Garage = 134 sq ft / 12.4 sq m
 Total = 1356 sq ft / 125.9 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters. REF: 1222591

Viewings

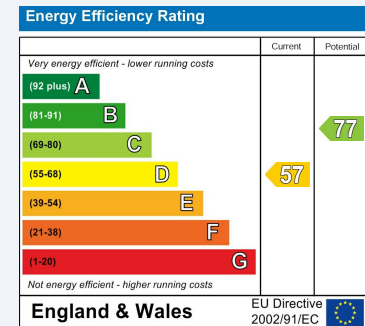
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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