



## Muirkirk Road, London, SE6 1BH

- Guide Price £400,000 - £425,000
- Ground Floor Garden Flat
- Private Garden 78ft
- Catford Bridge Station 0.6 miles
- Local shops at the end of the road
- Two Bedrooms
- Separate Kitchen
- Lease 98 years
- Catford Station 0.7 miles
- EPC D

**Guide Price £400,000 to £425,000**





# Muirkirk Road, London, SE6 1BH

Guide Price £400,000-£425,000. Lovely two bedroom ground floor flat with 78ft private rear garden.

If you are looking for your first home, then look no further, with this wonderful two bedroom garden flat.

The front room is over 13ft deep into the front bay, bringing light flooding into the room. The wooden shutters bring a sense of elegance, along with the decorative coving, tiled fireplace and fitted cupboards and shelves within the alcoves.

The flat has a separate kitchen, with integrated oven, hob and extractor, high gloss white wall and base units, new soft grey metro tiled splashback and a window overlooking the side return.

The main bedroom is to the rear, with a lovely bay window overlooking the rear garden - a great view to wake up to. The bedroom has space for a double bed as well as wardrobe, chest of drawers and bedside tables. The second (single) bedroom is over 9ft deep with space for a single bed, chest of drawers and wardrobe - great as a child's room, guest room or home office.

The bathroom has three piece suite with shower over bath.

The private garden is over 78ft deep and west facing, with a patio area next to the flat, then a lawn with shed at the far end.

The lease has over 98 years remaining, and the ground rent is fixed at £10 per year.

The current owners have loved their home of the last 9 years, but now is the time to find a house outside of London.

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

Catford Bridge Station 0.9 miles - trains to London Bridge, Charing Cross and Cannon Street

Catford Station 1.0 miles - trains to Blackfriars and Farringdon

Catford town centre 0.6 miles - Broadway Theatre, shops, restaurants and supermarkets

Local shops at the end of the road including the Good Food deli

Corbett Community Library 0.4 miles

Mountsfield Park 0.4 miles

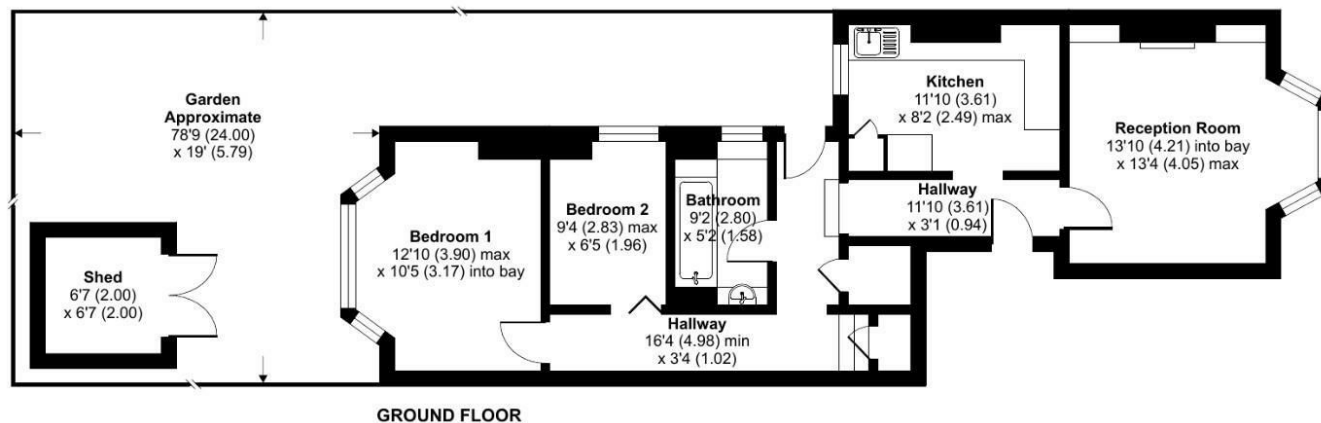








Approximate Area = 677 sq ft / 62.9 sq m  
Outbuilding = 42 sq ft / 3.9 sq m  
Total = 719 sq ft / 66.8 sq m  
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters. REF: 1242215

Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

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

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.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		65	7
<p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2002/91/EC</p> 	

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.