

Bargery Road, London, SE6 2LN

- Guide Price £450,000 to £475,000
- First Floor Flat in an Edwardian Villa
- 52ft Rear Garden
- Lease 98 years
- Catford Bridge Station 0.7 miles
- Three Double Bedrooms
- Culverley Green Conservation Area
- Sold Chain Free
- Over 1,000 sq ft
- EPC Grade D

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DESCRIPTION

Guide Price £450,000 to £475,000. This spacious three-bedroom period conversion flat occupies the whole of the first floor of this early Edwardian villa in the Culverley Green Conservation Area. Sold Chain Free.

The property gives 96m2 of living space with a reception room at the front of the flat, plus three double bedrooms, kitchen and bathroom.

The owners have the back half of the garden, accessed through the side of the property via its own private gate. The garden is mostly lawn, with low maintenance borders, and two sheds to the rear.

The flat has a lease of 98 years remaining.

Catford town centre is 0.5 miles away, with coffee shops, supermarkets, the Broadway Theatre, Catford Mews 3 screen cinema plus restaurants and cafes.

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

Transport:

Catford Bridge Station 0.7 miles: trains to London Bridge, Cannon Street and Charing Cross

Catford Station 0.7 miles: trains to Blackfriars and Farringdon

Bus stops at the end of the road, with buses to Catford, Lewisham and Bromley.

Parks:

Forster Memorial Park 0.8 miles: 42 acres of open grassland surrounded by ancient woodland

Beckenham Place Park 1.4 miles: 237 acres of parkland, local nature reserve, ancient woodland, sports facilities, Green Chain Walk







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Approximate Area = 1036 sq ft / 96.2 sq m

Outbuilding = 98 sq ft / 9.1 sq m

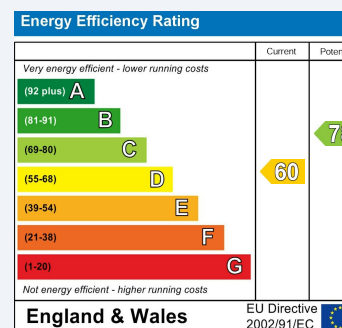
Total = 1134 sq ft / 105.3 sq m

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.

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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters. REF: 1195038



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