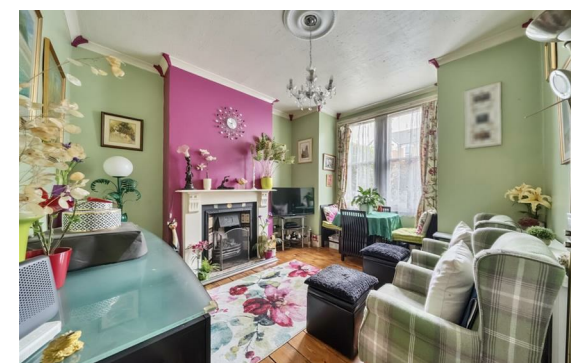




Laleham Road, London, SE6 2HU

- Guide Price £400,000 - £425,000
- Edwardian Ground Floor Conversion
- Separate Kitchen
- Catford Bridge Station 0.6 miles
- New long lease upon completion
- Two Double Bedrooms
- Bright and Colourful Living Space
- Private Front & Rear Gardens
- Backs onto Mountsfield Park
- EPC Grade C

Guide Price £400,000 to £425,000



Laleham Road, London, SE6 2HU

Guide Price £400,000-£425,000. Welcome to this delightful Edwardian two bedroom ground floor flat. Offering a blend of character and style, this home comes with a wonderful rear garden, making it a rare gem for garden lovers and those who enjoy outdoor living.

Step inside to a charming living room with a classic tiled fireplace, original wood floors, floral accents, and large bay windows that welcome in the natural light. The interiors exude a warm, homely feel.

The kitchen was renewed in 2021 and is well-equipped with soft blue cabinets, striking geometric tiles, and granite worktops, plus a door to the garden.

There are two double bedrooms and a bathroom. The main bedroom overlooks the East-facing garden and gets the sun in the morning. The second bedroom is a double, and can work as a guest room or home office.

The rear garden is a vibrant oasis of small shrubs and flowering plants plus a pear fruit tree, and backs onto Mountsfield Park. The cosy seating add to the sense that this garden takes you into a whole new realm of peace and happiness.

There will be a new long lease upon completion. There is no service charge - costs are split 50/50 with the upstairs flat. The roof and guttering were fully replaced in 2021.

Call the Sales Team at Hunters Catford today to book your viewing.

Trains

Catford Bridge Station - 0.6 miles (services to London Bridge, Cannon Street, Charing Cross)

Catford Station - 0.7 miles (services to Denmark Hill, Blackfriars, City Thameslink)

Catford Town Centre - 0.3 miles

Hither Green - shops and delis - 0.5 miles

Parks

Mountsfield Park - round the corner

Lewisham Park 0.8 miles

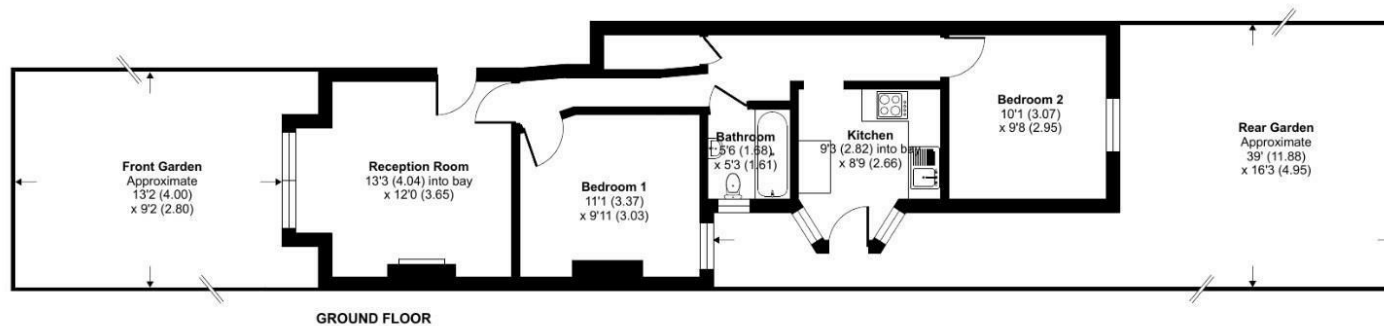




Laleham Road, London, SE6

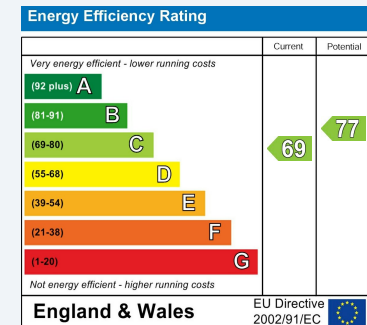
Approximate Area = 565 sq ft / 52.4 sq m

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 2025. Produced for Hunters. REF: 1273753



153 Rushey Green, Catford, SE6 4BD
Tel: 020 8698 7499 Email: catford@hunters.com <https://www.hunters.com>

