

NO FLIES

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Catford Hill, Catford, London, SE6

OIRO £400,000

Leasehold

Spacious, 846 sq.ft, split level two double bedroom, two bathroom apartment in Catford.



Local Transport

Catford

Approx. 400m away
Destinations: E&C,
London St Pancras &
Blackfriars.

Catford Bridge

Approx. 500m away
Destinations: London
Bridge, Charing Cross
& Waterloo East.

75, 181 & 202

Approx. 50mtrs
Destinations:
Lewisham, Croydon,
Crystal Palace &
Blackheath.

Two double bedrooms

846 sq.ft

Beautifully presented

This nicely presented two double bedroom duplex flat is to be found on the upper floors of a period property on Catford Hill. It is within easy striking distance of the centre of Catford and the centres of both Lewisham and Sydenham are also just a short bus ride away on buses that stop within 100m of the property.

The property is within 5 minutes' walk of both Catford and Catford Bridge railway stations, which provide direct rail services into central London. Sydenham railway station is a 20 minute bus ride away and there you will find Overground services which provide connections to the Jubilee line services to London Bridge and Canary Wharf.

You approach the property through the front garden and enter, via entry phone, into the small communal hallway with its timber effect flooring. In the hallway, the door to the apartment is directly in front of you.

On entering the apartment you take the stairs to the first half landing, which again has timber effect flooring extending on through into the kitchen. Immediately to your left on this first half landing is the bathroom. This is stylishly fitted with a white three-piece suite comprising contemporary handbasin with built-in vanity unit, low-level WC and bath with over bath shower. The walls and floor of the bathroom are tiled with marble tiling and there is also a heated towel rail.

At the rear of the house on this level is the kitchen. This is a bright room with windows to two aspects. It is nicely fitted with a range of white, gloss units with a wood block worksurface. There is an integrated oven and hob, fridge, freezer, washing machine and dishwasher.

Returning to the landing, you take a flight of three stairs to main first floor level. Here you will find the second bedroom and the reception room. The second bedroom is a comfortable double room with a window, looking out to the rear of the property. At the front of the property at this level is the reception room. This is a spacious and bright room with both a bay and further casement window looking out onto Catford Hill. This lovely room also benefits from a period style fireplace with wooden surround and tiled inserts.

From the main first floor landing a further flight of stairs leads to the loft extension, which comprises a very spacious double bedroom with ensuite shower room. The bedroom area benefits from a large amount of useful eaves storage as well as some built-in storage and shelving and the space is easily large enough to accommodate a home office area should any new owners require one.

The ensuite shower room is fitted with a walk-in shower enclosure, low-level WC and contemporary handbasin with built-in vanity unit. There are ceramic tiles to both the floor and the wall and there is also a heated towel rail.

This is a very spacious apartment that has been thoughtfully extended and finished to a high standard. It provides large amounts of adaptable space and is double-glazed throughout. Your early viewing is recommended.



Catford Hill, SE6

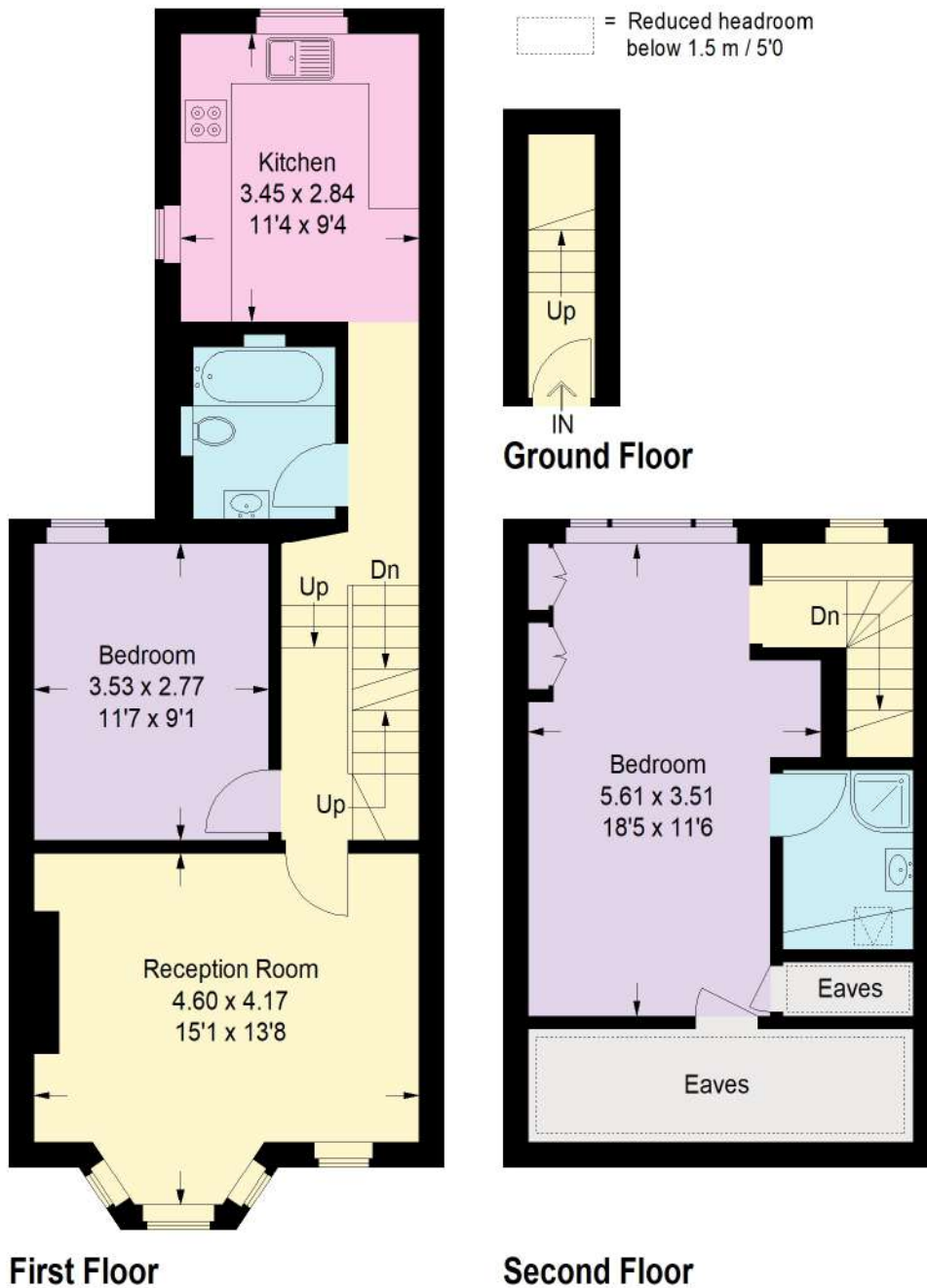
Approximate Gross Internal Area
(Excluding Eaves)

Ground Floor = 2.5 sq m / 27 sq ft

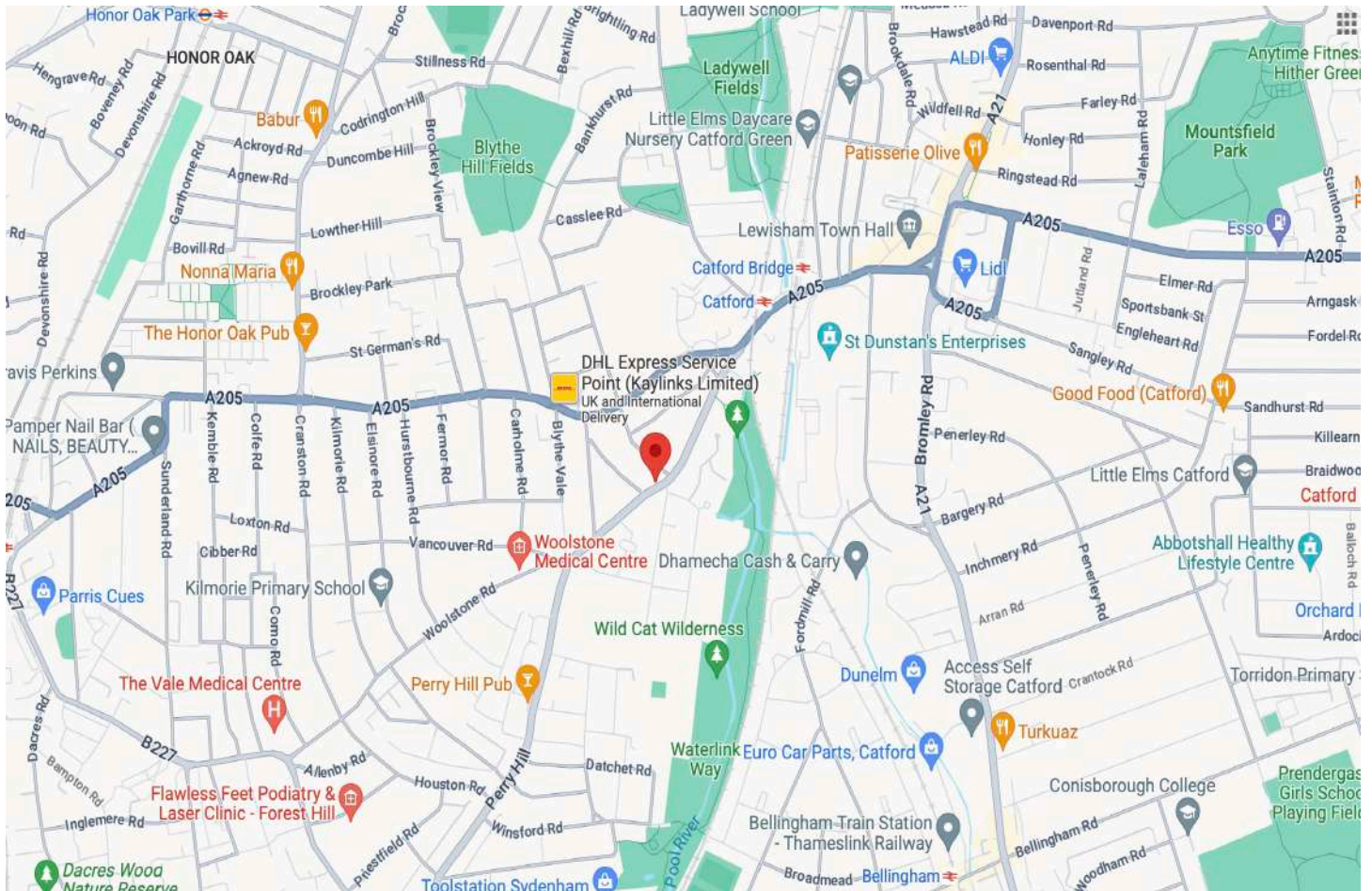
First Floor = 51.4 sq m / 553 sq ft

Second Floor = 24.6 sq m / 265 sq ft

Total = 78.5 sq m / 845 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1013134)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047 or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.