

NO FLIES

Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Catford Hill, Catford, London, SE6

£350,000

Leasehold

Spacious ground floor one double bedroom apartment with private garden 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.

One double bedroom

Nicely presented

Private Garden

This nicely presented one double bedroom flat is to be found on the ground floor 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. Forest Hill railway station is a 15 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 and the Elizabeth Line.

You approach the property through the front garden. You enter the building via video entryphone and on your left is the door to the apartment. Upon entering the flat, you find yourself in the hallway with its solid wooden flooring which extends through into the rest of the apartment. Directly in front of you is the bedroom. This is a comfortable double room with high ceiling and a bay looking out to the front of the property. There is period cornicing and ample room for storage.



Adjacent to the bedroom is the bathroom. This is nicely fitted with a white three-piece suite, comprising bath with over bath shower with rainfall showerhead, low level WC and contemporary hand basin with built-in vanity unit. There is ceramic tiling to both the floor and the walls and recessed ceiling lighting.



Returning to the hallway you take two steps down into the open plan living area. To your right upon entering this area is a useful understair storage cupboard and to your left is the kitchen. The kitchen is fitted with a range of white gloss units with a wood block work surface. There is an integrated oven, hob, fridge, freezer and washing machine. From the kitchen area, a casement window looks out on the private garden.



The rest of this living space is zoned into dining and sitting areas. To your left in the sitting area is a wide bay, looking out onto the side return of the property, and, at the back of the property, bi-fold doors leading out onto the garden.



Externally, the property benefits from a private rear garden that wraps around and includes the side return. This (STPP) could provide scope to further extend the footprint of the apartment. The garden comprises both a decked seating area immediately outside of the reception room and a further raised area which is laid to slate shingle. This is a lovely private space which is not directly overlooked and provides the perfect spot for outside dining and entertaining in the warmer months.

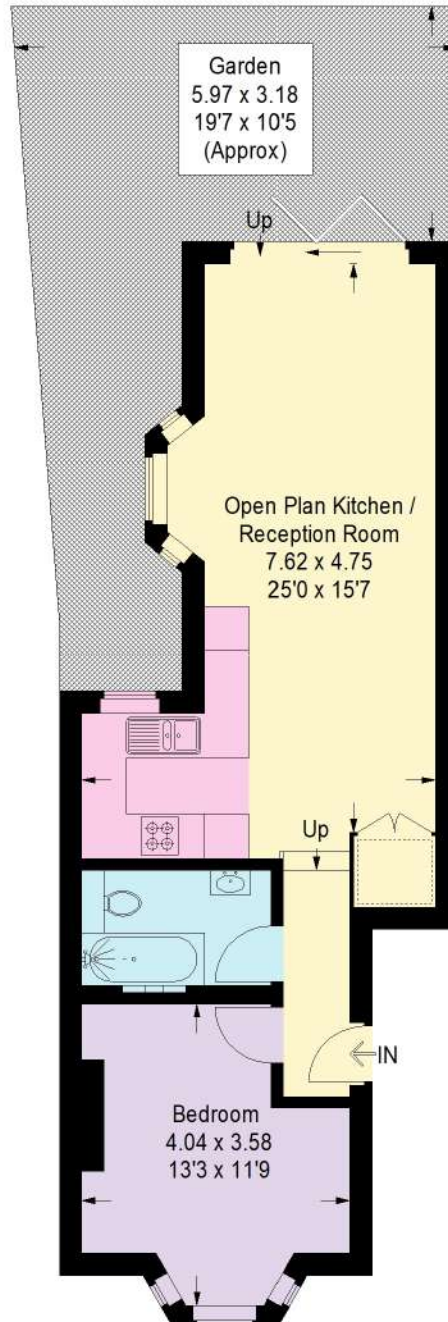


This lovely apartment comes with a long lease and is double glazed throughout. It has been nicely finished internally and is ready to move into. Your early viewing is recommended.


Catford Hill, SE6

Approximate Gross Internal Area

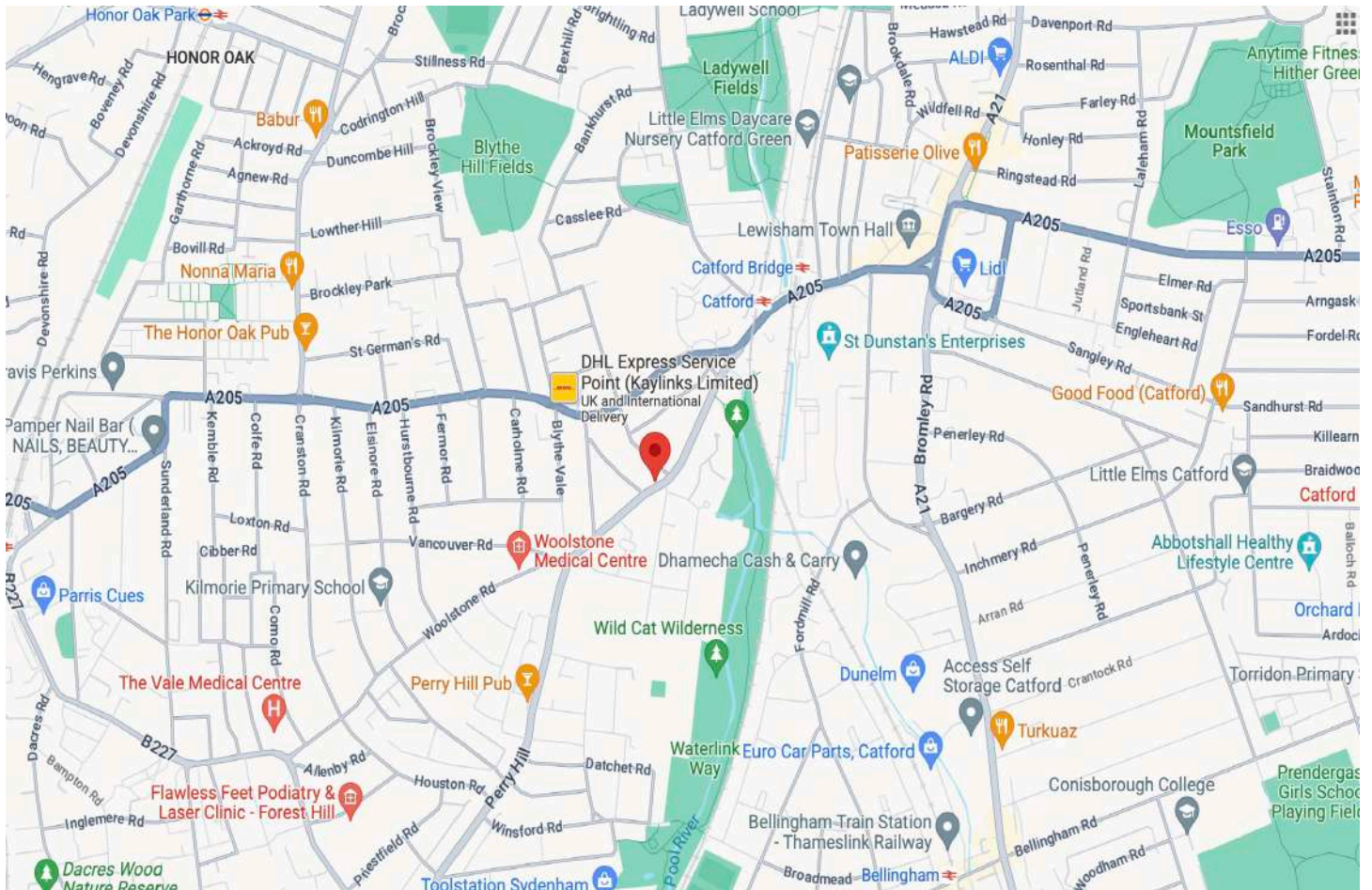
50.3 sq m / 541 sq ft



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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. (ID1043380)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 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.