



## South Park Crescent, London, SE6 1JS

- Guide Price £450,000 to £475,000
- End Terrace House
- In Need of Modernisation
- Hither Green Station 0.9 Miles
- EPC Grade G
- Three Bedrooms
- Rear Garden
- Sold Chain Free
- Hither Green cafes and delis 1 mile

**Guide Price £450,000 to £475,000**



# South Park Crescent, London, SE6 1JS

Guide Price £450,000-£475,000. Three-bedroom 1930s end of terrace house in need of modernisation. Sold Chain Free.

This 1930s house is characterised by its traditional brick façade, distinctive arched entrance porch, and bay-fronted windows, complemented by decorative red tiles hanging at first-floor level.

The ground floor comprises an entrance hall leading to a bay-fronted reception room, a separate rear dining room, and a small kitchen with direct access to the rear garden. The existing layout provides clear potential for reconfiguration to suit contemporary living, subject to the usual consents.

Upstairs, there are three bedrooms: two doubles and one small single, together with a shower room and separate WC.

Externally, the house has front and rear gardens, with the rear garden offering opportunity for landscaping or extension.

The house offers great potential for buyers seeking to create their own family home with the opportunity to refurbish and add value.

Sold Chain Free.

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

Hither Green Station: 0.9 miles - trains to London Bridge, Charing Cross and Cannon Street  
Sandhurst Primary School: 0.5 miles





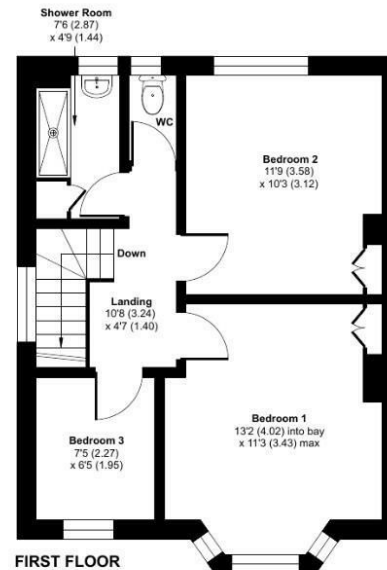
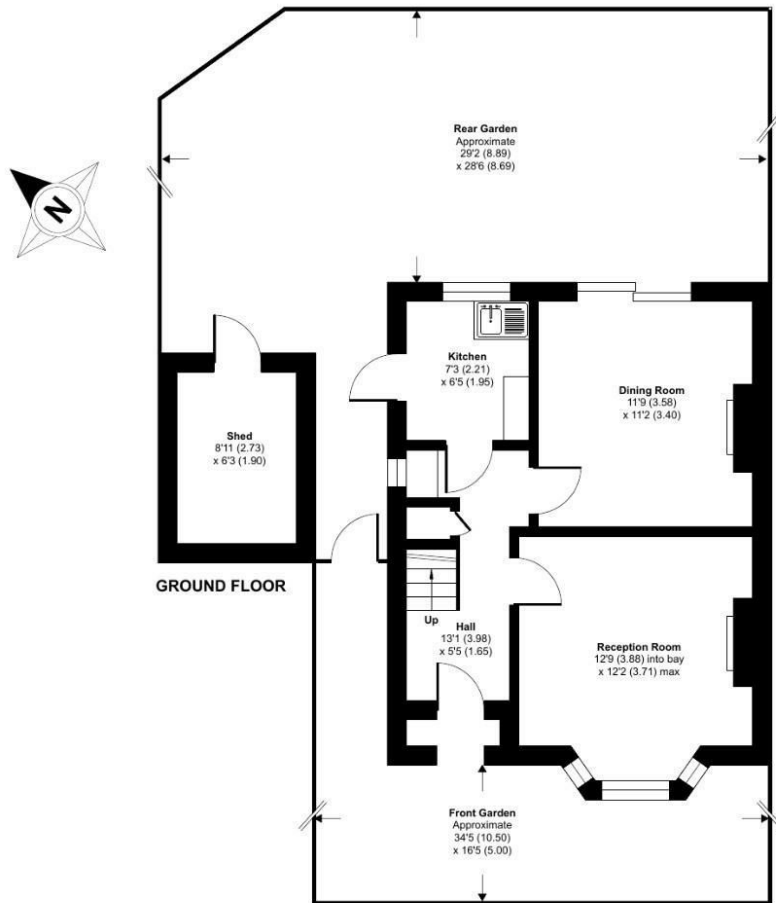
## South Park Crescent, London, SE6

Approximate Area = 842 sq ft / 78.2 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 898 sq ft / 83.4 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). © nchecom 2026. Produced for Hunters. REF: 1447951

### Viewings

Please contact [catford@hunters.com](mailto: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.

## 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.

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>75</b>               |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             | <b>13</b> |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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.



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