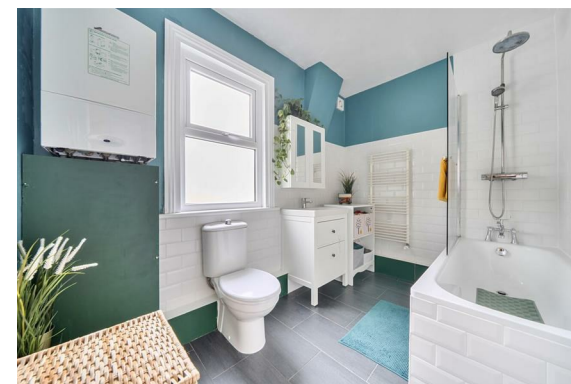




Farley Road, London, SE6 2AB

- Guide Price £325,000-£350,000
- First Floor Period Conversion
- Lease 194 Years
- Hither Green Station 0.7 miles
- Catford Station 0.7 miles
- Two Bedrooms
- Stylish Bathroom
- Sold Chain Free
- Catford Bridge Station 0.7 miles
- EPC C

Guide Price £325,000 to £350,000



Farley Road, London, SE6 2AB

Guide Price £325,000–£350,000. A stylish two-bedroom first-floor flat with a charming blend of period character and contemporary style. This flat has a thoughtfully arranged interior that creates a welcoming place to call home. The property has a delightful bay-fronted open-plan kitchen and reception room, two bedrooms, a stylish bathroom and a lease of 194 years. Sold Chain Free.

Set within a period terrace with distinctive brickwork and decorative detailing, the flat is accessed via a traditional arched entrance, with stairs leading to the first-floor landing.

The 17'3" open-plan kitchen / reception room enjoys plenty of natural light from its bay windows. Wood-effect flooring, exposed ceiling beams and contrasting green accent walls create an inviting setting for relaxing and dining. The kitchen has grey gloss cabinets, wood-effect worktops and tiled splashbacks, with a half-height partition subtly defining the living area whilst retaining the open-plan feel.

The main bedroom is a comfortable double overlooking neighbouring greenery. The second bedroom, measuring 10'7" at its widest point, is currently a nursery but could serve as a guest room or home office.

The bathroom is attractively finished with white metro-style tiling, contrasting teal walls, a panelled bath with rainfall shower, vanity washbasin, WC and heated towel rail.

Additional benefits include a triple-layer insulated loft.

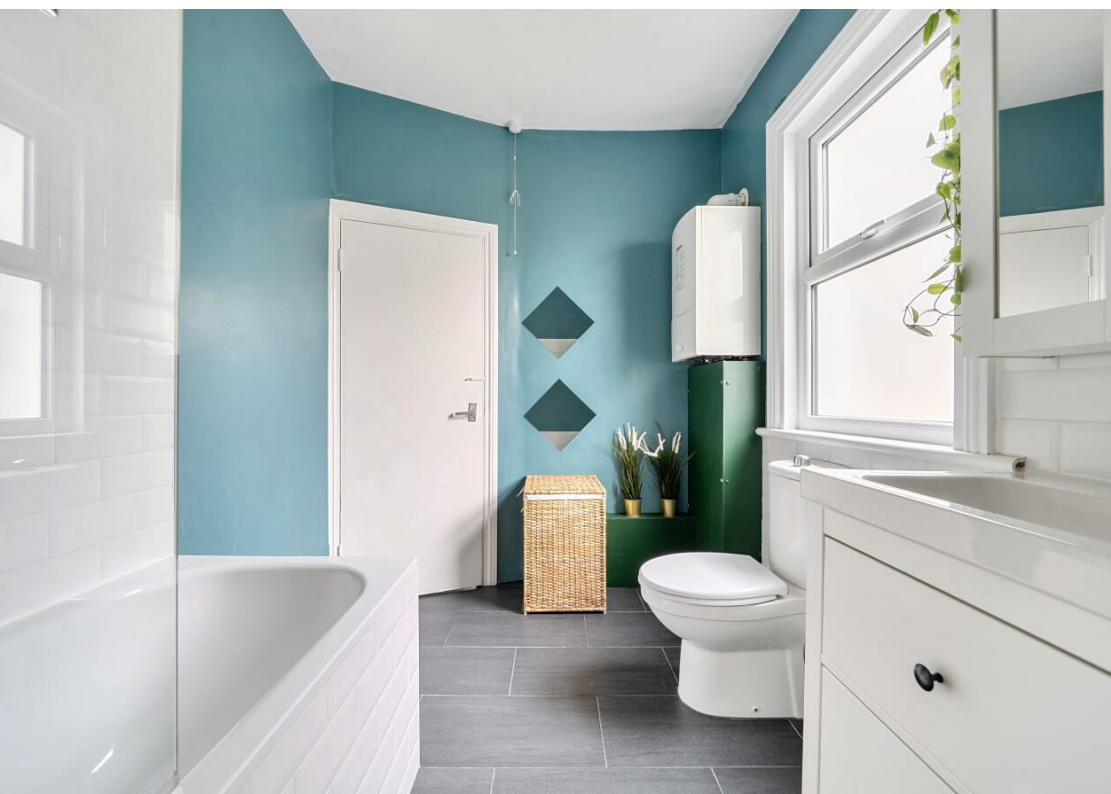
Farley Road enjoys a welcoming neighbourhood atmosphere, and is within walking distance of Mountsfield Park, Hither Green Station and a variety of independent shops and cafés. Excellent bus links and easy access to the South Circular add to the convenience.

Ready to move into and offered chain-free, this appealing flat is an excellent choice for first-time buyers and professionals seeking a well-connected home. Early viewing is recommended.

Lease 194 years
Sold Chain Free

Hither Green Station 0.7 miles
Catford Bridge Station 0.7 miles
Catford Station 0.7 miles

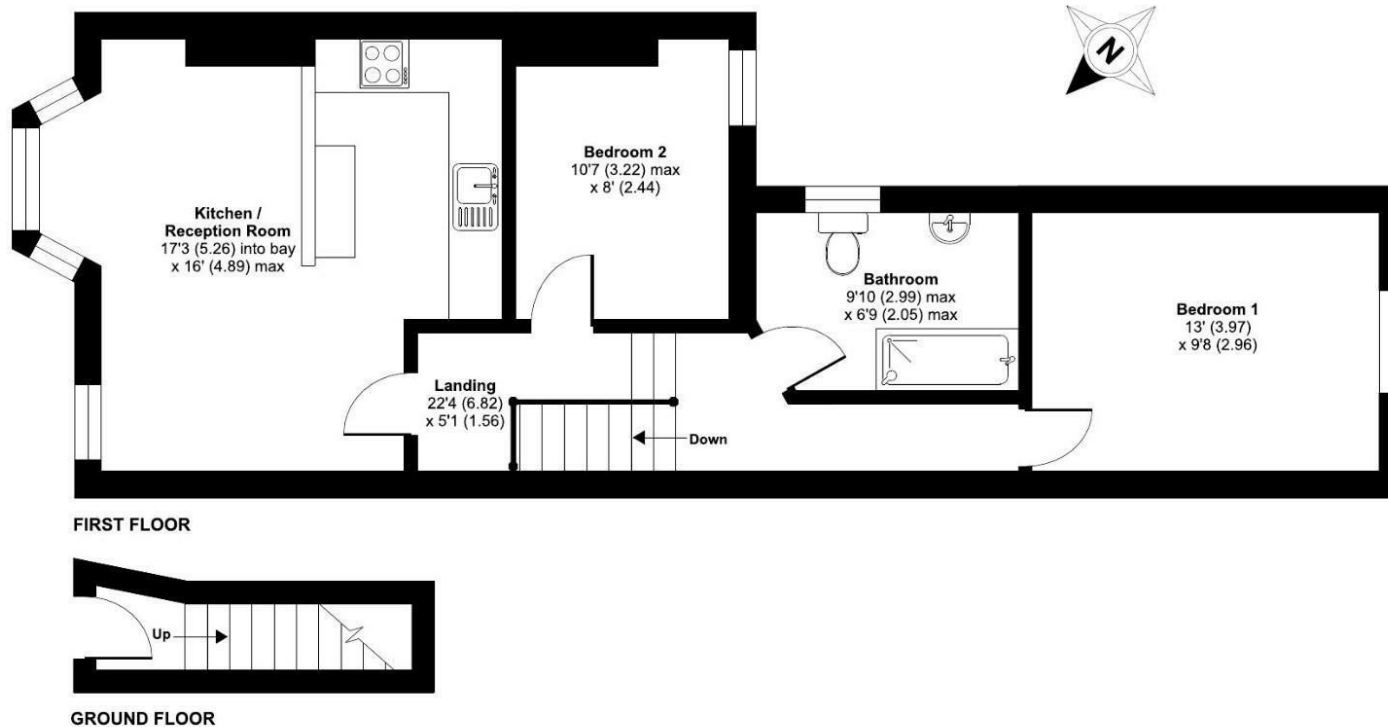




Farley Road, London, SE6

Approximate Area = 658 sq ft / 61.1 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). © nchecon 2026. Produced for Hunters. REF: 1535323

Viewings

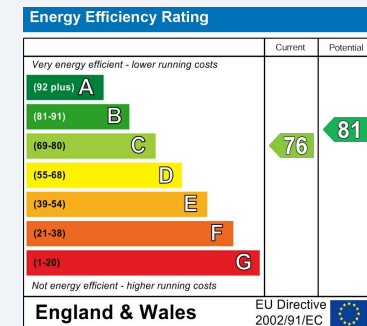
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.