



**Bradshaws Close, LONDON**  
**£280,000**



## 13 Bradshaws Close

LONDON, London

\*\*\* Guide price £280,000 - £300,000 \*\*\* An excellent opportunity to purchase this charming one-bedroom house, offering an ideal blend of comfort, convenience and low-maintenance living. The property enjoys the rare benefit of its own private entrance, allocated parking space and outdoor garden area.

The heart of the home is a bright and spacious open-plan kitchen and living area, designed to maximise both space and natural light. Whether you're entertaining friends, relaxing after work or enjoying a quiet morning coffee, this welcoming space provides the perfect setting for modern living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Spacious open-plan kitchen and living area
- Rare opportunity to acquire a house rather than an apartment at this price point
- Convenient location close to amenities and transport links
- Solar panels on the roof
- Allocated parking space
- Private entrance with no communal areas
- Guide price £280,000 - £300,000





### Garden

Dimensions: 12' 6" x 8' 2" (3.81m x 2.49m).

### Kitchen / Reception Room

Dimensions: 18' 5" x 11' 9" (5.61m x 3.58m).

### Bathroom

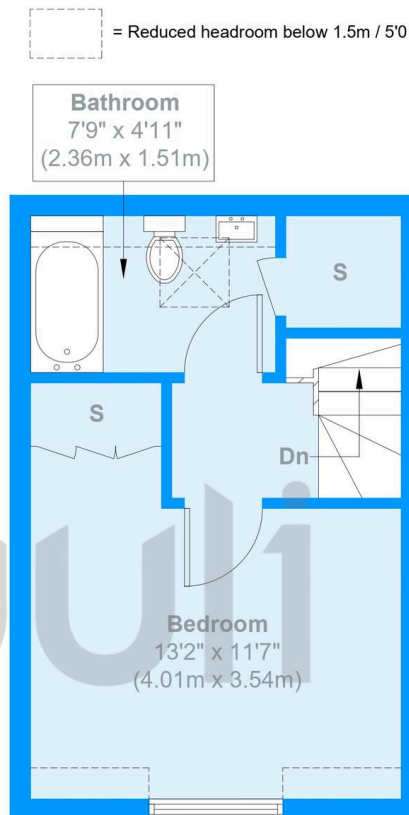
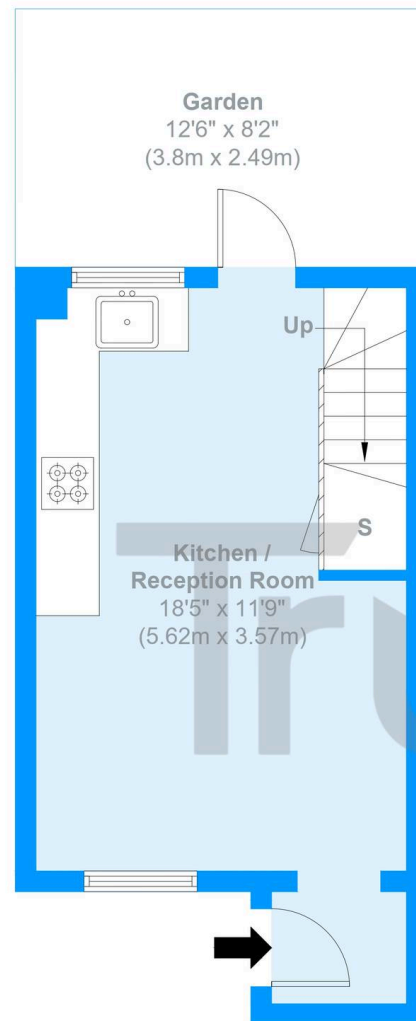
Dimensions: 7' 9" x 4' 11" (2.36m x 1.50m).

### Bedroom

Dimensions: 13' 2" x 11' 7" (4.01m x 3.53m).



# Bradshaws Close



Approximate Gross Internal Area = 40.9 sq m / 440 sq ft

Restricted head height = 1.4 sq m / 15 sq ft

Total = 42.3 sq m / 455 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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