



CHARLES KNIGHT  
ESTATE AGENTS



## 2 Crantock Road

, London, SE6 2QT

£300,000

A unique one-bedroom apartment, which is set across two floors, providing circa 647sqft/60.1sqm of internal floor space, with the additional benefits of having sole use of the south-facing rear garden a privately owned parking space, and being offered to the market with no onward chain.

The internal layout consists of a spacious entrance hall, a well-proportioned contemporary bathroom suite, a spacious bedroom, an internal staircase guiding you up to the upper level, which further comprises a modern 'U' shaped kitchen design with integrated appliances, and a bright lounge overlooking the well-maintained rear garden.

The apartment is situated in a sought-after part of Catford, with Bellingham station providing superb access into London Blackfriars, or via Catford Bridge, you can commute to London Bridge, London Waterloo East, London Charing Cross, and London Cannon Street (via Lewisham), as well as the unrivalled DLR to Canary Wharf (via Lewisham). Catford High Street has a huge variety of amenities from shops to supermarkets, bars, and cafes - all within simple reach!

Leasehold: 999 years from and including 1 January 2007 | Ground Rent: N/A | Service Charge: £1,060 Per Annum | Council Tax Band: B | Energy Efficiency Rating: E.

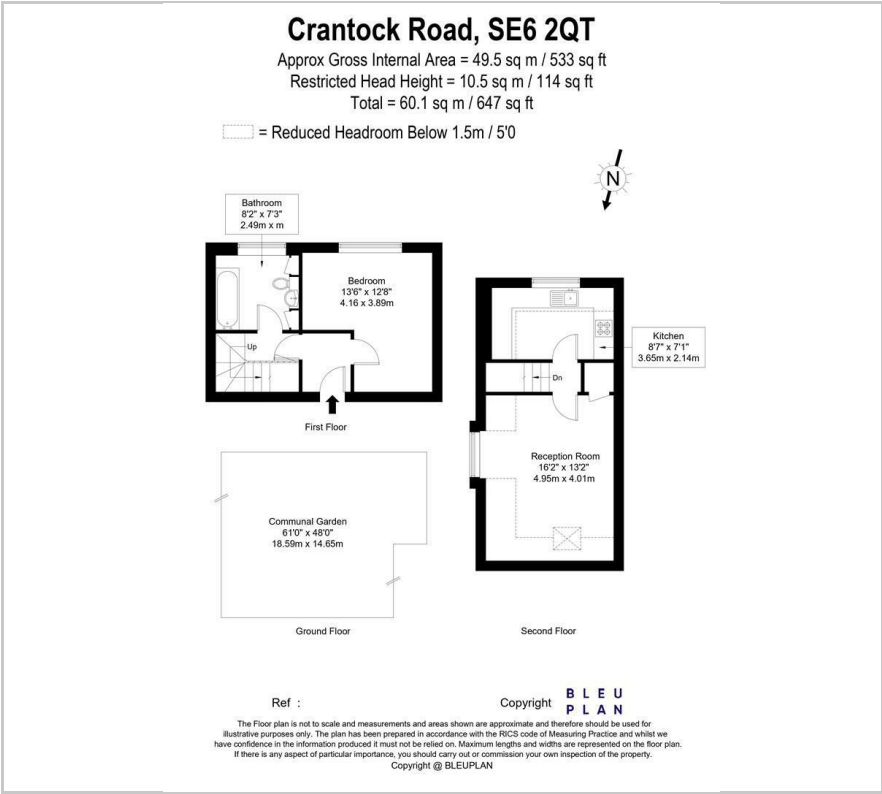
### Viewing

Please contact our Lewisham Office on 02088 524441 if you wish to arrange a viewing appointment for this property or require further information.





Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.