



Ravensbourne Park, London, SE6 4XZ

- Guide Price £220,000-£240,000
- First Time Buyer Opportunity
- Communal Gardens
- Ladywell Fields 100 metres
- One Bedroom Flat
- Off Street Parking
- Catford Stations 400 metres
- EPC Grade C

Guide Price £220,000 to £240,000



Ravensbourne Park, London, SE6 4XZ

Guide Price £220,000-£240,000. If you've been dreaming of home ownership - whether for yourself or as an investment - this freshly painted one-bedroom flat could be the place for you.

The flat has a dual aspect, open-plan living space with room for seating and dining. The fitted kitchen includes a gas hob, oven, and wall and base units.

The double bedroom is 12ft by 11ft with space for a double bed, wardrobe and drawers. The bathroom has a three piece white suite - a walk-in shower, WC, and pedestal wash basin - with marble-effect wall tiles.

The flat has off-street parking in front, and communal gardens to the rear.

Catford and Catford Bridge stations are 400 and 500 metres away respectively, with trains into Central London. Nearby parks include Ladywell Fields, Ravensbourne Park Gardens and Blythe Hill Fields.

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

Lease: 87 years remaining

Ground rent: £75 pa

Catford Station 400 metres - trains to Denmark Hill, Blackfriars & Farringdon

Catford Bridge Station 500 metres - trains to London Bridge, Cannon Street & Charing Cross

Honor Oak Park Overground 0.9 miles

Catford 0.4 miles - supermarkets, shops, Broadway Theatre, cafés and bars.

Ladywell 0.8 miles - coffee shops, cafés and the Ladywell Tavern

Ladywell Fields 100 metres - 54 acres of green space, tennis courts, cycle route and nature reserve.

Blythe Hill Fields 450 metres - open spaces, a playground, trim trail and amazing views over London

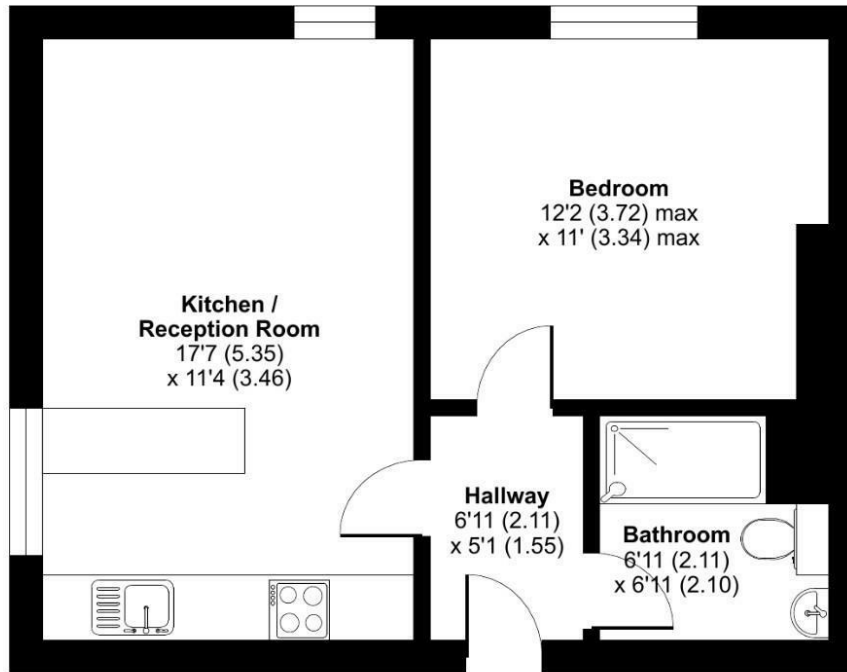




Ravensbourne Park, Catford, SE6

Approximate Area = 440 sq ft / 40.8 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Hunters. REF: 1331813

Viewings

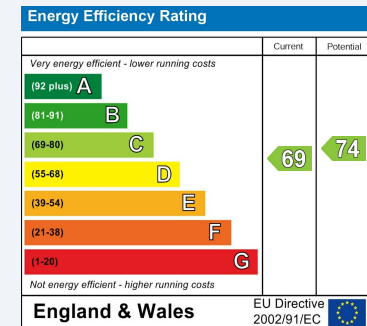
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



153 Rushey Green, Catford, SE6 4BD
Tel: 020 8698 7499 Email: catford@hunters.com <https://www.hunters.com>

