



## Verdant Court, Verdant Lane, London, SE6 1LE

- Guide Price £270,000 to £290,000
- 14ft Reception Room
- 655 sq ft
- Lease 99 years
- Mountsfield Park 0.6 miles
- Two Double Bedrooms
- Separate Kitchen
- First Floor
- Hither Green Station 0.5 miles
- EPC Grade C

**Guide Price £270,000**

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# Verdant Court, Verdant Lane, London, SE6 1LE

## DESCRIPTION

Guide Price £270,000 to £290,000. Much loved two-bedroom, first floor flat on the borders of Hither Green, Catford and Lee.

The flat has a 14ft reception room with south facing window and wooden floors. The main bedroom is currently used as a second reception / dining / music room, with three windows facing south giving plenty of light. The second double bedroom is on the inside of the flat overlooking the inner courtyard.

The separate kitchen is wood panelled, with wood doors to the wall and base units, plus space for a freestanding oven, fridge freezer and washing machine.

The bathroom has a white bath and basin, with a striking multi-coloured Art-Deco style door. There is a separate WC.

The flat has been decorated with warm, contemporary blues and greens, which coupled with the light and space, offers the new owner a wonderful first home.

Lease: 99 years remaining. A new boiler was installed in 2024.

Please call Hunters Catford to be one of the first to arrange your viewing.

Local Shops - round the corner  
Hither Green Station 0.5 miles  
Mountsfield Park 0.6 miles



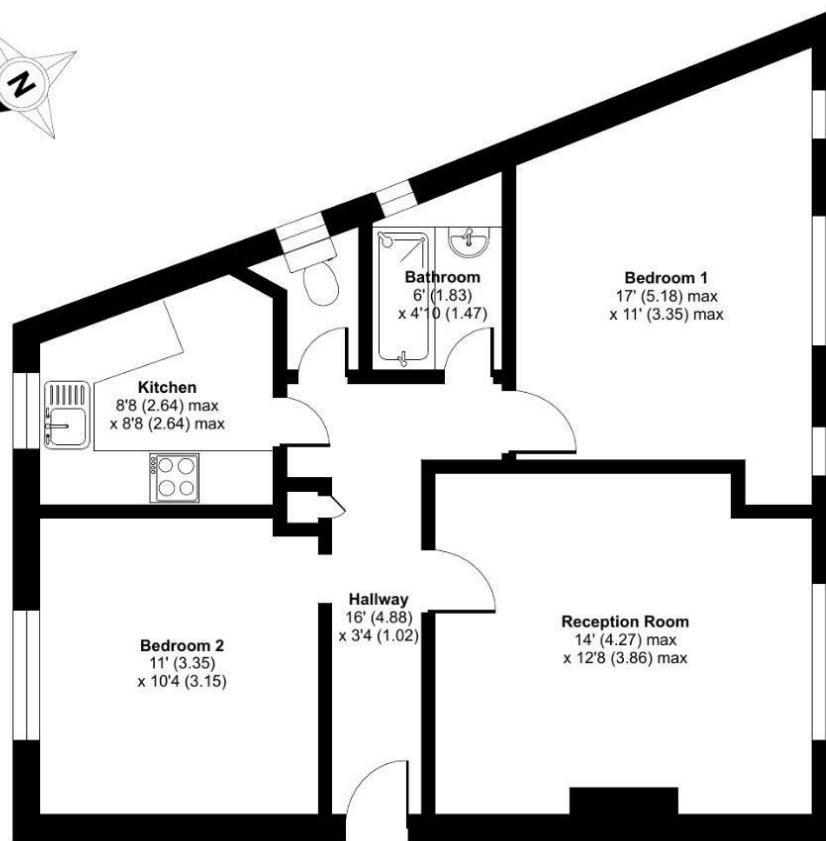






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Approximate Area = 655 sq ft / 60.8 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Hunters. REF: 1042054

## Viewing

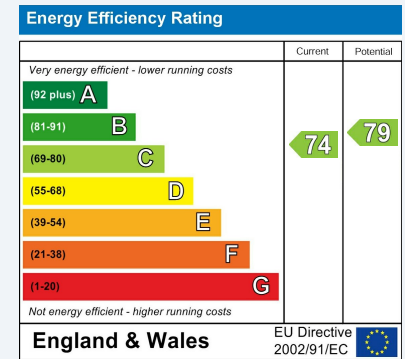
Please contact our Hunters Catford Office on 020 8698 7499 if you wish to arrange a viewing appointment for this property or require further information.

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## 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.

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