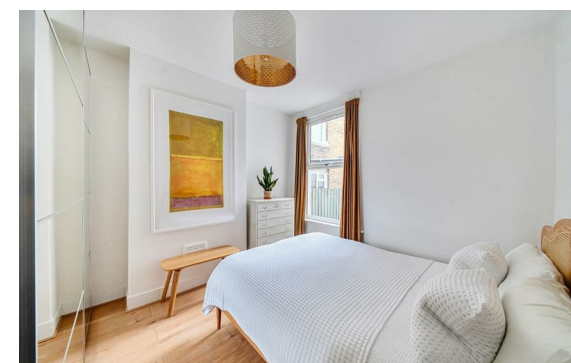




Farley Road, London, SE6 2AF

- Guide Price £425,000-£450,000
- Ground Floor Garden Flat
- Share of Freehold
- Mountsfield Park 300m
- Hither Green Station 0.6 miles
- Two Bedrooms
- Private Rear Garden
- Sold Chain Free
- Hither Green shops and cafés 0.3 miles
- EPC C

Guide Price £425,000 to £450,000



Farley Road, London, SE6 2AF

Guide Price £425,000–£450,000. An impressive two-bedroom ground floor garden flat with 613 sq. ft of well-planned living space and a lovely rear garden. Share of freehold. Sold Chain Free.

The front reception has a wonderful quality and calm to it - light through the front bay and subtle tones bring that sense of peace and home - to entertain, to dine or to relax.

The main double bedroom has an understated mid-century feel, and has a new fitted wardrobe, while the second bedroom doubles as a home office and guest room.

The bathroom has a modern white 3-piece suite with shower over bath, and finished with elegant marble-effect tiling.

To the rear, the kitchen has been tastefully fitted with shaker-style wall and base units and metro-tiled splashback, with a door to the garden.

The south-facing rear garden has new decking, gravelled seating area, raised timber planters with established planting, a shed and a back gate. Enjoy summer evenings of outdoor dining and entertaining, plus a bit of weekend gardening.

The flat has new flooring throughout and has been redecorated throughout. It is sold with share of freehold and chain free. Please contact Hunters Catford to arrange your viewing.

Mountsfield Park 300m

Hither Green shops and cafés 0.3 miles - Arlo and Moe's café, Le Délice boulangerie and pâtisserie, plus The Station pub

Hither Green Station 0.6 miles - trains to London Bridge, Cannon Street, Charing Cross





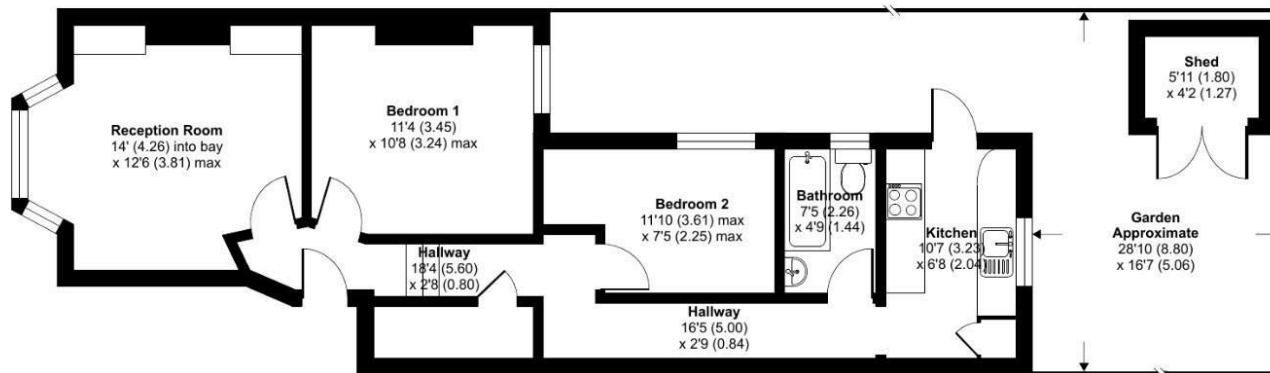
Farley Road, London, SE6

Approximate Area = 613 sq ft / 56.9 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 637 sq ft / 59.1 sq m

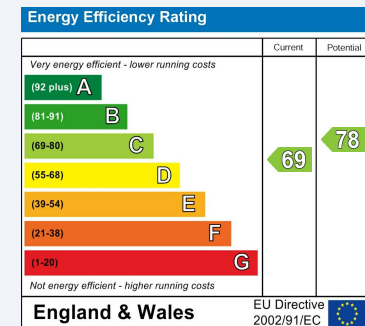
For identification only - Not to scale



GROUND FLOOR

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Hunters. REF: 1495184

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.



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