



Arran Road, London, SE6 2NL

- Guide Price £400,000 to £425,000
- First Floor
- Front & Rear Gardens
- Lease 115 Years
- Bellingham Station 0.7 Miles

- Two Bedrooms
- Culverley Green Conservation Area
- Sold Chain Free
- Catford Bridge Station 0.8 Miles
- EPC D

Guide Price £400,000 to £425,000



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Guide Price £400,000-£425,000. Welcome to this delightful two-bedroom flat occupying the whole of the first floor of an Edwardian villa. The flat is 78.5m² in size, and combines period character with modern comforts. Featuring a bright bay-fronted reception room, separate contemporary fitted kitchen and private front and rear gardens, this inviting home is situated within the Culverley Green Conservation Area, close to the heart of Catford. Sold Chain Free.

The flat has its own ground-floor entrance and staircase, opening onto the central landing, from which you can access all the rooms.

The 14'5" reception room is welcoming with a large bay window, high ceilings, decorative cornicing and ample room for seating and dining furniture, complemented by soft carpets and neutral finishes.

The separate kitchen is fitted with white gloss cabinets, light worktops and contrasting grey metro-tiled splashbacks, together with a gas hob, integrated oven, extractor and wood-effect floor tiles.

The main bedroom is over 16ft in length, with two large windows overlooking the rear garden. The second bedroom is over 17ft and is currently arranged as a children's bedroom, with the option to be a guest room / home office.

The bathroom has grey marble-effect tiling and a white three-piece suite comprising a bath with shower over, pedestal washbasin and WC.

The rear garden is mainly laid in gravel, plus a hardstanding area with a shed. It has great potential for landscaping, the addition of flower beds and a barbecue area, and/or a garden office/studio.

Bellingham, Catford and Catford Bridge stations are all within a mile, with two rail lines into central London.

Lease 115 Years. Sold Chain Free.

Catford Bridge Station 0.8 miles

Bellingham Station 0.7 miles

Forster Park 0.7 mile

Beckenham Place Park 1.4 miles

Contact the Sales Team at Hunters Catford to arrange your viewing.





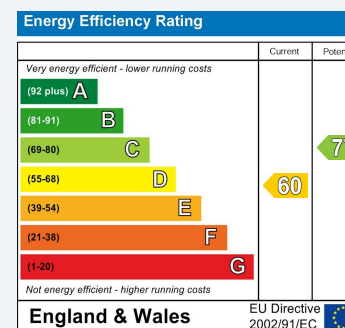
Arran Road, London, SE6

Approximate Area = 845 sq ft / 78.5 sq m

For identification only - Not to scale

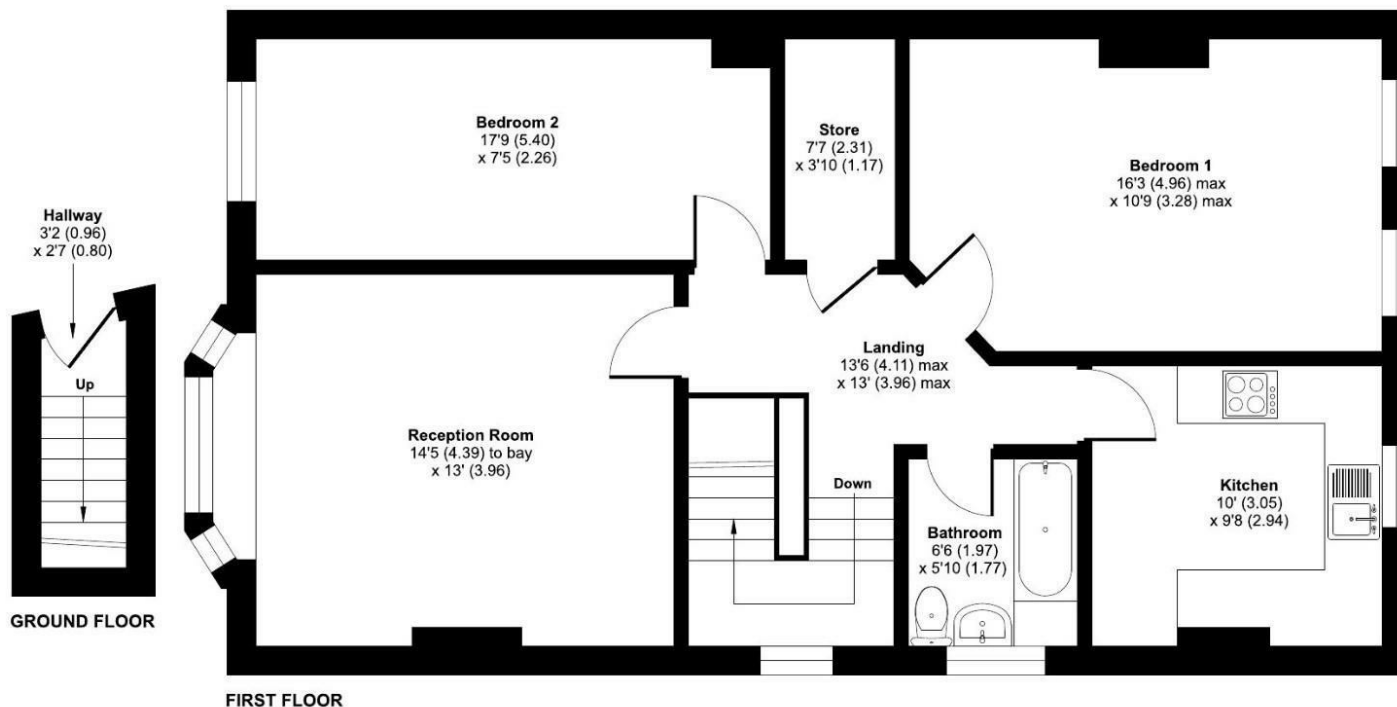
ENERGY PERFORMANCE CERTIFICATE

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). © nchecon 2026. Produced for Hunters. REF: 1537355

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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