



Passfields, Bromley Road, London, SE6 2RF

- Guide Price £325,000-£350,000
- Grade II Listed Development
- Two Balconies
- Bellingham Station 0.3 Miles
- Beckenham Place Park 0.7 miles
- Three Bed Flat
- Second Floor
- Lease 171 years on completion
- Forster Memorial Park 0.3 miles
- EPC D

Guide Price £325,000 to £350,000



Passfields, Bromley Road, London, SE6 2RF

Guide Price £325,000-£350,000. Welcome to Passfields – a distinctive Grade II listed development where award-winning post-war architecture meets modern-day living. Positioned on the second floor, this three-bedroom apartment extends to approx. 824 sq ft and features two private balconies. New lease of 171 years on completion.

Passfields was designed to maximise light and open space and was recognised with a Festival of Britain Merit Award in 1951, giving the development an architectural identity that sets it apart.

A 19'2" entrance hallway connects the accommodation and leads into the reception room, where large windows provide plenty of natural light, with ample room for both sitting and dining. A door opens directly onto the larger of the two balconies, with an elevated outlook across the surrounding greenery.

The fitted kitchen has contemporary muted-green cabinets, integrated appliances, work surfaces and contrasting tiled splashbacks. A glazed door opens onto the second balcony, bringing further natural light into the room and providing another area of private outdoor space.

There are three bedrooms comprising two doubles and a single. The second double is currently arranged as a home office, illustrating the flexibility of the layout for guests, children or those working from home. The bathroom is fitted with a bath and overhead shower, wash basin and WC.

Light flooring, white walls and large windows contribute to the bright and airy feel throughout. Ideal for first-time buyers, families or investors, this is an opportunity to own a three-bedroom home within one of Catford's most distinctive residential developments.

Lease: 171 years (on completion)
Ground Rent: £10 per year

Could this be your next home? Call Hunters Catford today to arrange your viewing.

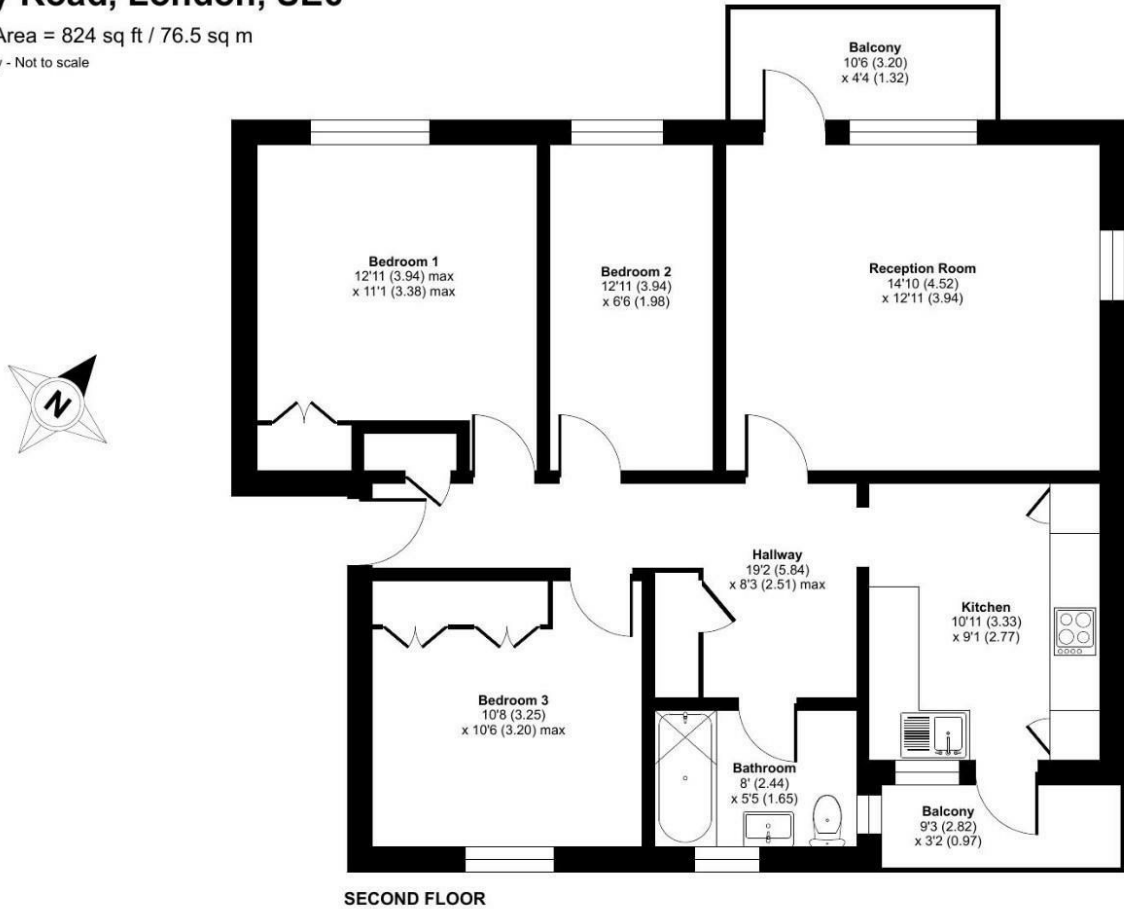
Bellingham Station 0.3 miles
Local Shops 0.1 miles
Forster Memorial Park 0.3 miles
Beckenham Place Park 0.7 miles





Bromley Road, London, SE6

Approximate Area = 824 sq ft / 76.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Hunters. REF: 1514163

Viewings

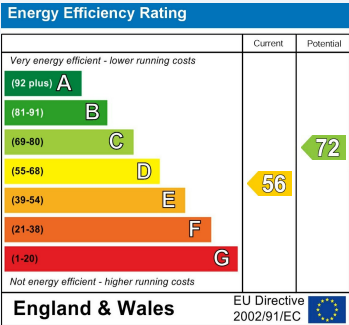
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

