



Brownhill Road, London, SE6 1AT

- Guide Price £350,000 to £385,000
- Ground floor
- 78ft Shared Garden
- Lease 103 years
- Mountsfield Park 50 metres
- Two bedrooms
- Victorian conversion flat
- Off Street Parking
- Hither Green Station 0.7 miles
- EPC D

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Guide Price £350,000 to £385,000. Two-bedroom Victorian conversion ground floor flat with direct access onto the 78ft rear garden. This wonderful flat has a separate reception room and kitchen to the front of the flat, and two bedrooms and bathroom to the rear.

The rooms of the flat largely retain the proportions of a Victorian property with high ceilings, 16ft reception room with front bay, 12ft kitchen and 10ftx10ft main bedroom. The kitchen has integrated oven, hob, extractor, dishwasher and microwave. There is space for a breakfast table, plus a rear door direct onto the side passage, leading to the decking overlooking the south facing rear garden.

The main bedroom overlooks the garden. The second bedroom is currently used as a study. The bathroom has a modern white 3-piece suite with white wall tiles and a shower over the bath.

The whole ground floor comes to 65m², but there is also a 39m² cellar with huge amounts of storage space.

The garden is shared with the flat above, but we are informed this flat are the only ones to use the garden. Off street parking to the front of the flat.

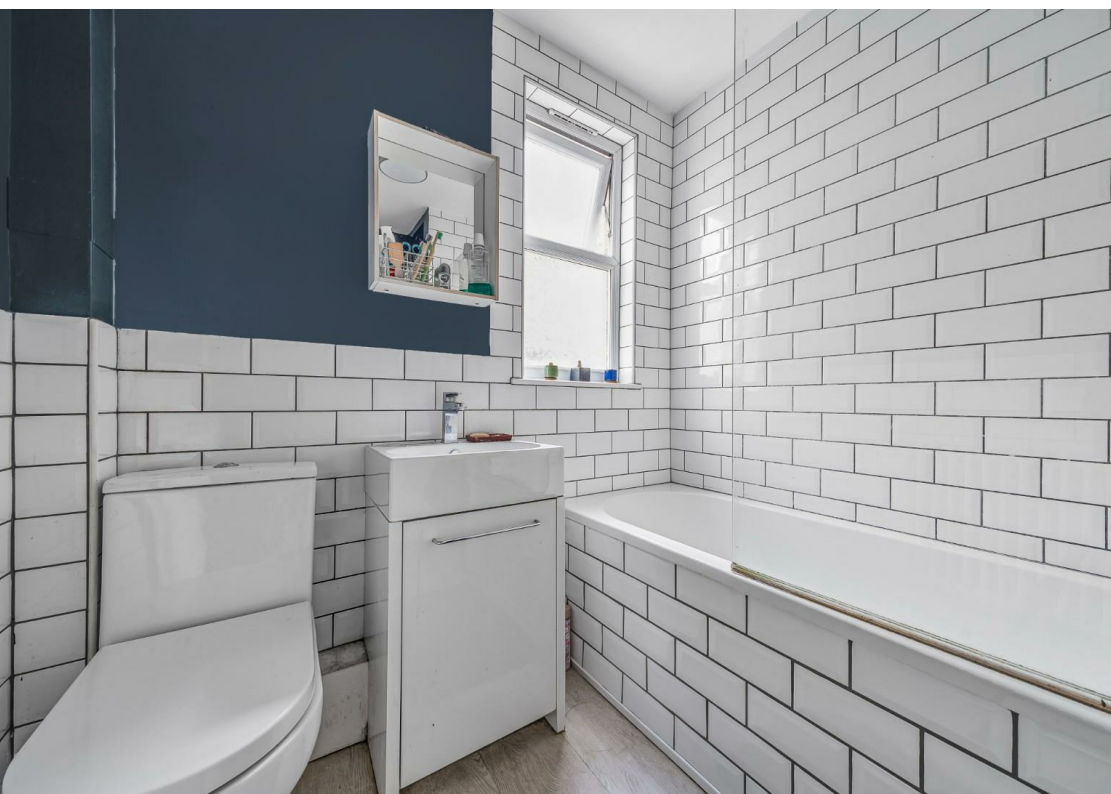
Lease: 103 years remaining
Ground Rent: £10pa

Please contact the Sales team at Hunters Catford to arrange your viewing. Viewings available from 3rd January onwards.

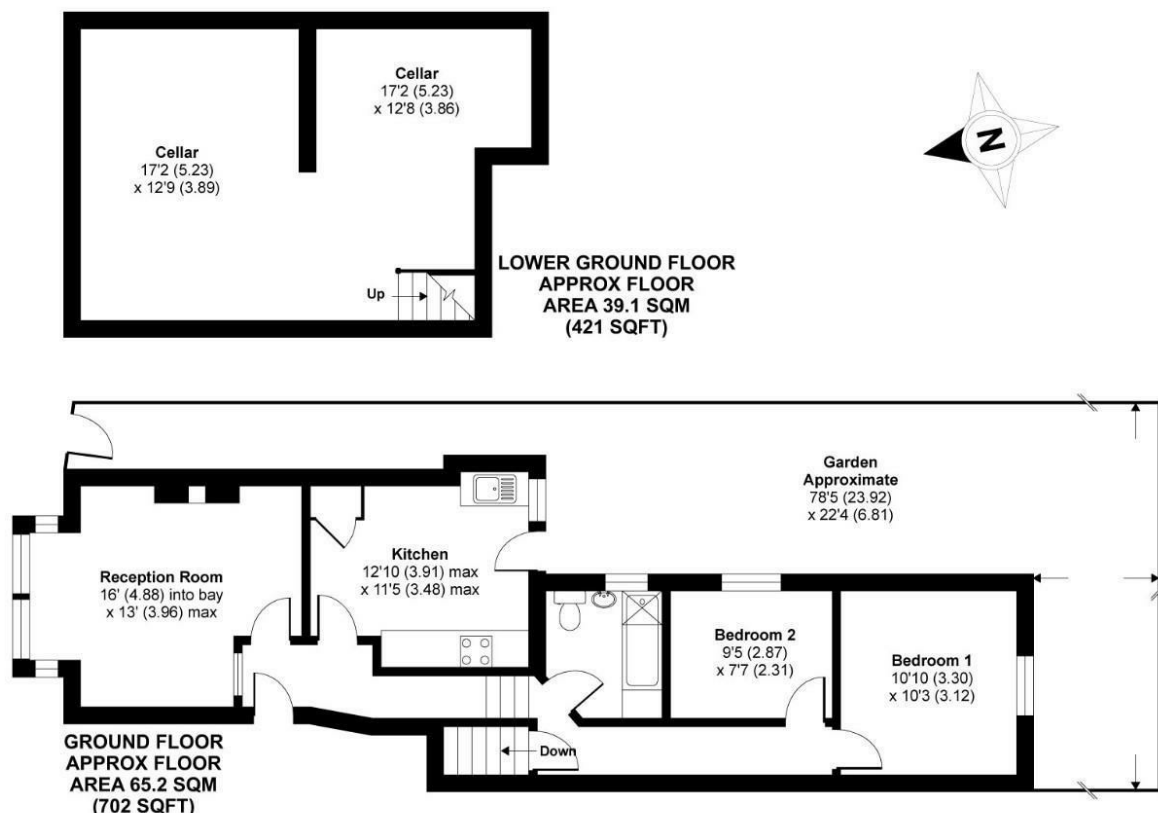
Hither Green Station 0.7 miles
Catford Station 0.9 miles
Mountsfield Park 50m across the road

Hither Green shops and cafes 0.5 miles - Le Délice and Drink at Bob's; plus The Station pub.
Catford town centre 0.5 miles - Tesco's, shops, and the Broadway Theatre, plus plenty of places to eat and drink.





Brownhill Road, London, SE6



APPROX. GROSS INTERNAL FLOOR AREA 1123 SQ FT 104.3 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewings

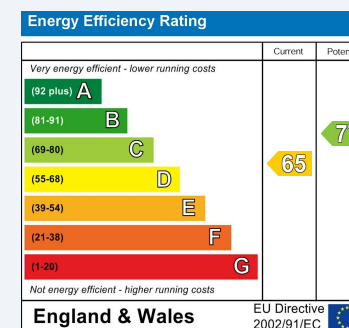
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.