



Laleham Road, London, SE6 2AE

- Guide Price £280,000-£300,000
- Ground Floor Garden Flat
- Open Plan Kitchen / Living / Dining Area
- Hither Green shops and delis 0.7 miles
- Lease 114 years
- One Double Bedroom
- Private 32ft Rear Garden with Patio
- Catford Bridge Station 0.7 Miles
- Mountsfield Park 250 Metres
- EPC Grade F

Guide Price £280,000 to £300,000



Laleham Road, London, SE6 2AE

DESCRIPTION

Guide Price £280,000-£300,000. Nestled within a period terrace conversion, this delightful one-bedroom ground floor garden flat offers a great blend of convenience and contemporary comfort.

The heart of this home is a bright and modern 24sq ft open-plan living area, with light from the bay window and a stylish kitchen that comes equipped with sleek gloss cabinets, wood worktops, and integrated appliances.

The double bedroom has large sliding glass doors that open directly onto your own patio and 32ft rear garden, creating a great indoor-outdoor flow - ideal for summer mornings or evening relaxation. There is also a new shower room with walk-in shower.

The flat has local amenities, green spaces, and good transport links all within a mile, so making this a great choice for first-time buyers, professionals, and investors alike.

Lease 114 years

Please call the Sales Team at Hunters Catford today to book your viewing.

Trains

Catford Bridge Station - 0.7 miles (services to London Bridge, Cannon Street, Charing Cross)

Catford Station - 0.8 miles (services to Denmark Hill, Blackfriars, City Thameslink)

Catford Town Centre - 0.4 miles

Hither Green - Station, shops and delis - 0.7 miles

Parks

Mountsfield Park - 250 metres

Lewisham Park - 0.8 miles

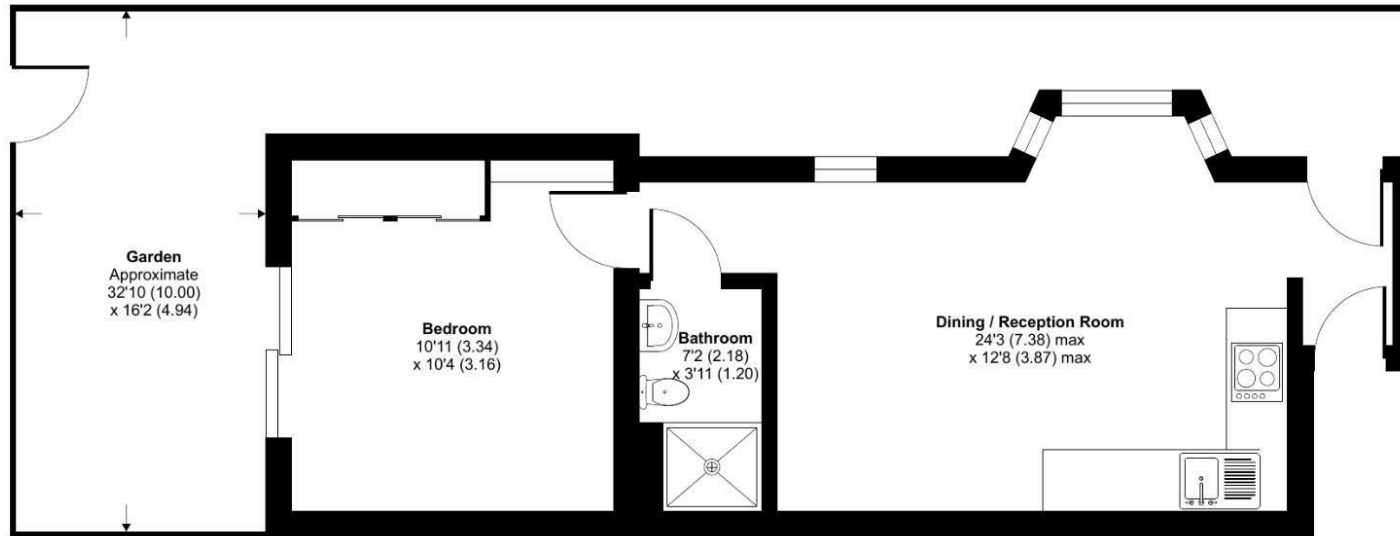




Laleham Road, London, SE6

Approximate Area = 374 sq ft / 34.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters. REF: 1302486

Viewings

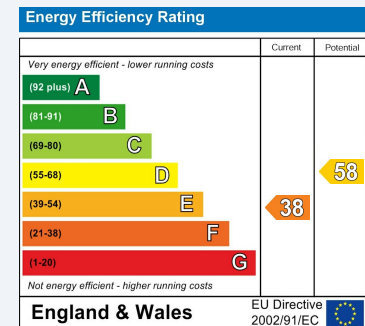
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



153 Rushey Green, Catford, SE6 4BD

Tel: 020 8698 7499 Email: catford@hunters.com <https://www.hunters.com>

