



Blythe Hill, London, SE6 4UL

- Guide Price £475,000 to £500,000
- Split level
- Open plan kitchen / reception
- Lease 992 years
- Honor Oak Station 0.8 miles
- Two bedroom penthouse
- Two bathrooms
- Balcony with great views
- Catford stations 0.5 miles
- EPC C

Guide Price £475,000 to £500,000



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Guide Price £475,000 to £500,000. A stylish duplex two bedroom, two bathroom penthouse on Blythe Hill, with a stunning open-plan kitchen/reception room and vaulted ceilings plus private balcony and panoramic views.

The main living/dining space in this triple aspect apartment is bathed in natural light from windows in the walls and ceiling. The high ceilings, wooden shutters, wood flooring, and tasteful feature walls create a stunning and contemporary sanctuary, set above the daily bustle.

The main bedroom is over 16ft deep, and is currently used as a home office / second lounge. There is a stylish ensuite off the bedroom. The 2nd bedroom is over 10ft deep, with both rooms finished with soft neutral flooring, and having great views over the surrounding area. A modern bathroom completes the upper level, with a sleek vanity unit, bath with overhead shower, and elegant natural textures.

Just down the road from the green open spaces of Blythe Hill Fields, this home offers the perfect balance of style, tranquillity and convenience and is ideal for buyers looking for a unique property that's ready to enjoy from day one.

Lease 992 years. Peppercorn ground rent. Built 2016. Shared management with the other two flats.

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

Catford Station 0.5 miles, with trains to Blackfriars and Farringdon
Catford Bridge Station 0.6 miles, with trains to London Bridge, Cannon Street and Charing Cross.
Honor Oak Station and Overground 0.8 miles, with trains to London Bridge, Shoreditch and Dalston

Honor Oak 0.5 miles
Catford town centre 0.7 miles
Forest Hill 1.2 miles

Blythe Hill Fields 0.1 miles
Ladywell Fields 0.4 miles

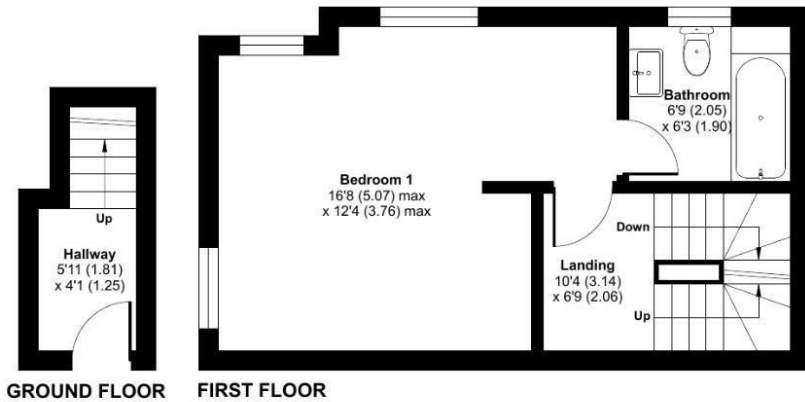




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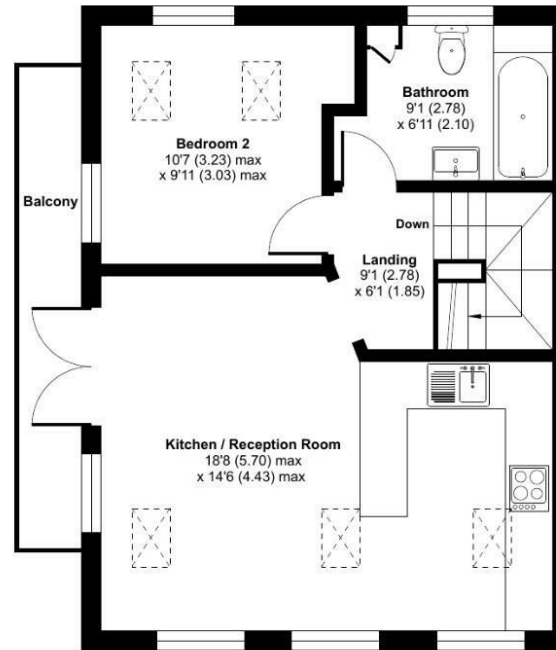
Approximate Area = 827 sq ft / 76.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



SECOND 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: 1320168

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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