



## Ravensbourne Park, London, SE6 4RW

- Two bedrooms
- Beautifully Presented
- Separate Kitchen
- Catford Station 250 metres
- Blythe Hill Fields 400 metres
- Period Conversion
- Upper Ground Floor
- Shared Garden
- Catford Bridge Station 300 metres
- EPC C

**Asking Price £400,000**



# Ravensbourne Park, London, SE6 4RW

Beautiful two bedroom apartment within a grand Victorian house on Ravensbourne Park. Share of Freehold with 958 years remaining on the lease.

This apartment is on the upper ground floor of the house, facing Ravensbourne Park Gardens, with a shared driveway to the front and communal garden to the rear.

The front reception room is over 4 metres deep into the bay - beautifully presented, with the classic proportions of a large Victorian home, with decorative coving, dado rail and tall skirting boards, plus plenty of light through the bay window.

The new kitchen is also a delight, with wooden worktops, wall and base units finished in a lovely blue-grey, plus integrated oven, hob and extractor, and a stylish herringbone design to the white metro tile splashback.

The two bedrooms are to the back of the apartment, with the main bedroom over 4 metres deep, and the second over 3 metres deep, both with windows overlooking the communal garden and views towards the east. The second bedroom is currently used as an office for working from home, along with a sofa bed for guests.

The bathroom further enhances the feel and beauty of the apartment, with deep blue décor, shower over bath and decorative floor tiles.

The rear garden is shared between the flats in the house with a shed each at the end of the garden. Access is via the side of the house.

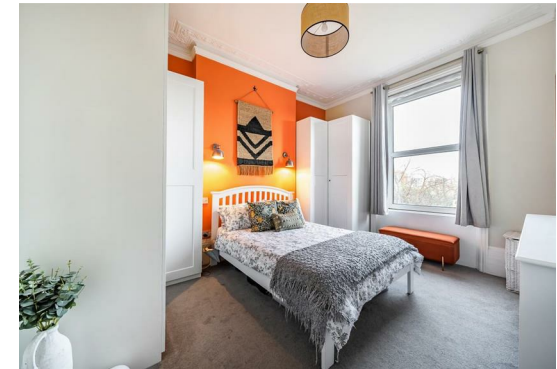
The front drive is big enough for a parking space for each flat - so there is one parking space on the front drive for this property.

The apartment is sold with Share of Freehold and a lease of 958 years remaining.

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

Catford Station 250 metres - trains to Denmark Hill, Blackfriars and Farringdon  
Catford Bridge Station 300 metres - trains to London Bridge, Cannon Street and Charing Cross

Blythe Hill Fields 400 metres - great views over London  
Ladywell Fields 250 metres - park along the River Ravensbourne

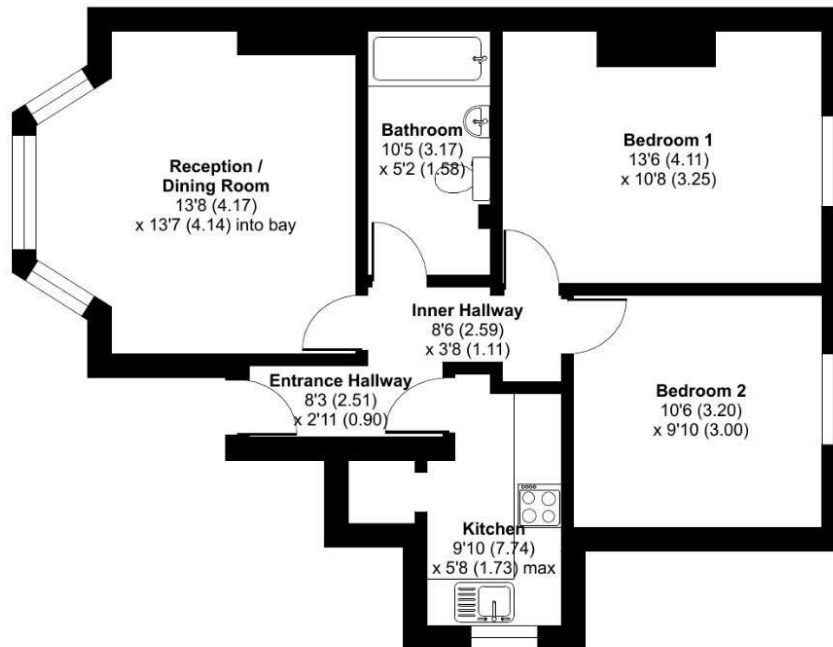




# Ravensbourne Park, London, SE6

Approximate Area = 618 sq ft / 57.4 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: 1232957

## Viewings

Please contact [catford@hunters.com](mailto: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.



153 Rushey Green, Catford, SE6 4BD

Tel: 020 8698 7499 Email: [catford@hunters.com](mailto:catford@hunters.com) <https://www.hunters.com>

## 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                                   |  | 74                      | 80        |
| (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.

