



Nelgarde Road, London SE6 4TF

- Guide Price £280,000 to £300,000.
- Share of Freehold
- Separate Kitchen/Living Area
- Catford Stations 0.2 miles
- Two Bedrooms
- Split Level Conversion
- Rear Garden
- EPC Rating D

Guide Price £280,000 - £300,000

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DESCRIPTION

Guide Price £280,000 to £300,000. Two bedroom split level conversion with a rear garden, and share of freehold.

Entrance to the property leads straight into the reception room/living area at the front of the property, and leads through to the kitchen. To the rear of the property is the bathroom and access to the garden. Upstairs are the two bedrooms, one double and the other single.

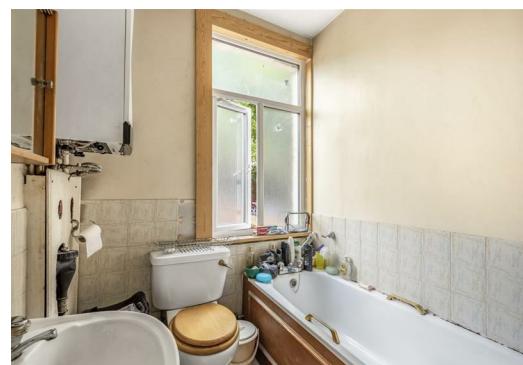
The property is just 200 metres away from Catford Bridge station and 250 metres from Catford station - ideal for commuting to London Bridge or Blackfriars. And in the other direction you have all the shops, cafes and restaurants of Catford town centre, along with Catford mews 3 screen cinema, the Broadway Theatre and the regular Catford food market.

Sainsbury's Local 0.1m
Tesco Superstore 0.2m
Catford Shopping Centre 0.2m
Ladywell Fields 0.2m

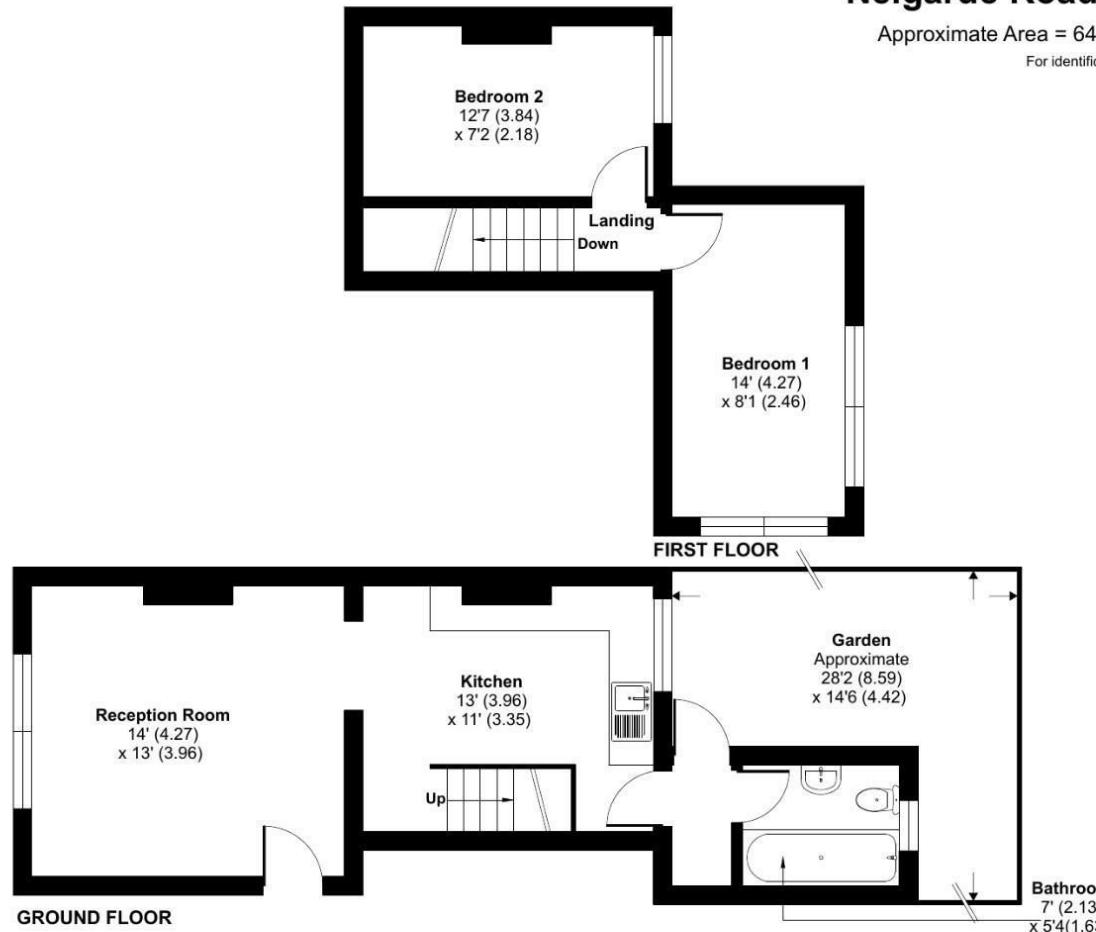
Catford Bridge station 200 metres
Catford station 250 metres

Ladywell Fields has fifty-four acres of green space, wooded areas, river, tennis courts, bowling green, cycle route and nature reserve - almost on your doorstep!

If you would like more information about this property or wish to arrange a viewing then please call Hunters Catford on 020 8698 7499.







Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicher.com 2021. Produced for Hunters. REF: 891363

Viewing

Please contact our Hunters Catford Office on 020 8698 7499 if you wish to arrange a viewing appointment for this property or require further information.

153 Rushey Green, Catford, SE6 4BD
Tel: 020 8698 7499 Email:
catford@hunters.com <http://www.hunters.com>



Nelgarde Road, London

Approximate Area = 646 sq ft / 60 sq m
For identification only - Not to scale

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		76
(69-80)	C		65
(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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