



## Elmer Road, London, SE6 2ER

- Guide Price £400-425k
- Double fronted ground floor flat
- Coach house / garage / shed
- Hither Green Station 0.8 miles
- EPC E
- Two bedrooms
- Rear Garden
- Lease 104 years
- Catford stations 0.8 miles

**Guide Price £400,000 to £425,000**

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# Elmer Road, London, SE6 2ER

## DESCRIPTION

Guide Price £400,000 to £425,000. A beautiful two bedroom conversion flat on the ground floor of a striking double fronted period property.

Walking into the entrance hall, you immediately get a sense of the quality and style of the apartment, with rooms to either side - the reception room to your left (front) and main bedroom to your right (rear of the flat).

The reception draws you in; bright and spacious; stripped wooden floor, picture rail, subtle colours, bay window and wooden window shutters.

The separate fitted kitchen has a chic styling to it with contrasting worktops and unit doors, plus a door to the garden.

The main (double) bedroom continues the calm, subtle colours, with wooden flooring and bay window overlooking the garden. The second bedroom is to the front, accessed via the kitchen, and works well as a home office or guest bedroom.

The bathroom has a white roll top bath, white suite, separate walk in shower, all finished in white metro wall tiles and a lovely gold hue around the top of the room.

The flat has a front and rear garden; the rear being over 38ft wide with space for summer dining, flower beds, pot plants, plus a gate for side access. The driveway has space for one car, and there is a period coach house that can serve as a garage, store or shed.

Lease: 104 years remaining. Ground rent: fixed at £10pa. Service Charge: currently £30.40 per month.

### Amenities

250m to local shops including the Good Food deli, Co-op, convenience stores, cafes and takeaways.

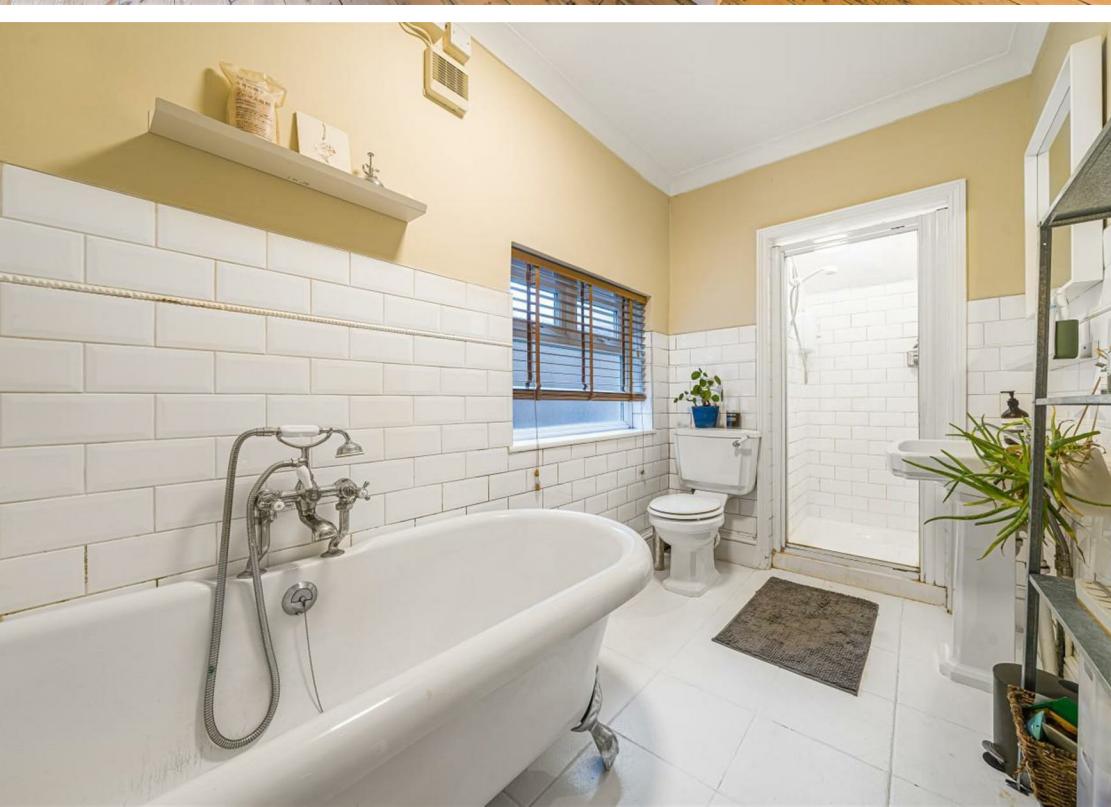
Catford town centre is 0.5 miles away, with Tesco's, Lidl, shops, Catford Mews 3 screen cinema and the Broadway Theatre, plus plenty of cafes and bars.

Both Hither Green and Catford Bridge stations are 0.8 miles away with trains to London Bridge, Charing Cross and Cannon Street. Catford station is also 0.8 miles with trains to Denmark Hill (for Kings), Blackfriars and St Pancras.

Mountsfield Park - 150 metres - just around the corner

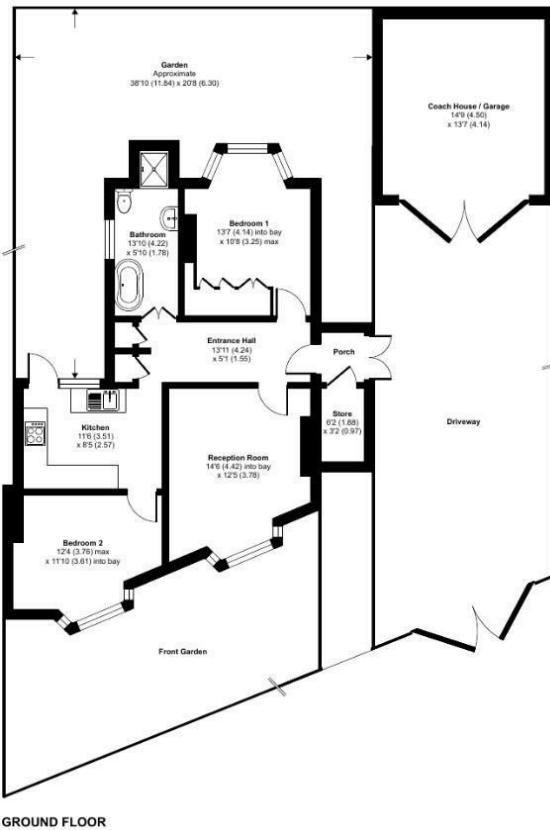
Beckenham Place Park 1.8 miles







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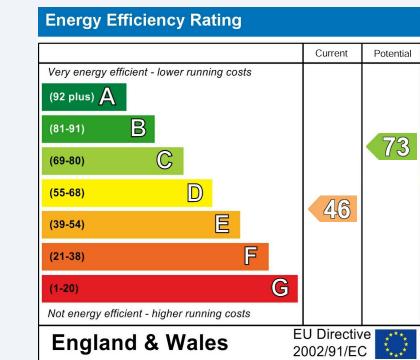


GROUND FLOOR

Approximate Area = 722 sq ft / 67 sq m  
Coach House / Garage = 200 sq ft / 18.6 sq m  
Total = 922 sq ft / 85.7 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.



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.

## 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.

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