

## Brownhill Road, London, SE6 1AT

- Two bedrooms
- 17ft Reception Room
- Sold Chain Free
- Hither Green Station 0.7 miles
- EPC D
- Delightful First Floor Conversion Flat
- Off Street Parking
- 119 Years Lease
- Mountsfield Park - across the road

**Asking Price £300,000 to £330,000**





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This well-presented two-bedroom flat offers a superb opportunity for first-time buyers seeking a lovely home with two double bedrooms and a 17ft reception room. Sold chain free.

This front reception is bathed in natural light and tastefully styled with a striking feature wall and built-in shelving. The kitchen is both modern and well-equipped with white cabinets, integrated appliances, a gas hob, and chic tiled splashbacks—ideal for home cooks and casual dining.

The two double bedrooms are thoughtfully arranged to provide comfortable, restful retreats. The main bedroom has a feature wall with William Morris wallpaper, with room for chests of drawers and a desk, etc. The second double bedroom is perfect for a child, a guest, or as a home office.

The contemporary bathroom is fully tiled and fitted with a white three piece suite with shower over bath.

This first floor flat is equidistant from Catford and Hither Green, with rail stations at both into Central London. Mountsfield Park is across the road, and there are shops just up the road.

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

Lease: 119 years remaining

Ground Rent: £300pa

Sold chain free

Off street parking

Hither Green Station 0.7 miles

Catford Stations 0.8 miles

Mountsfield Park - across the road

Hither Green shops & cafes 0.5 miles

Catford town centre 0.5 miles

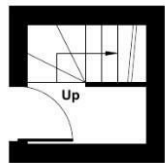




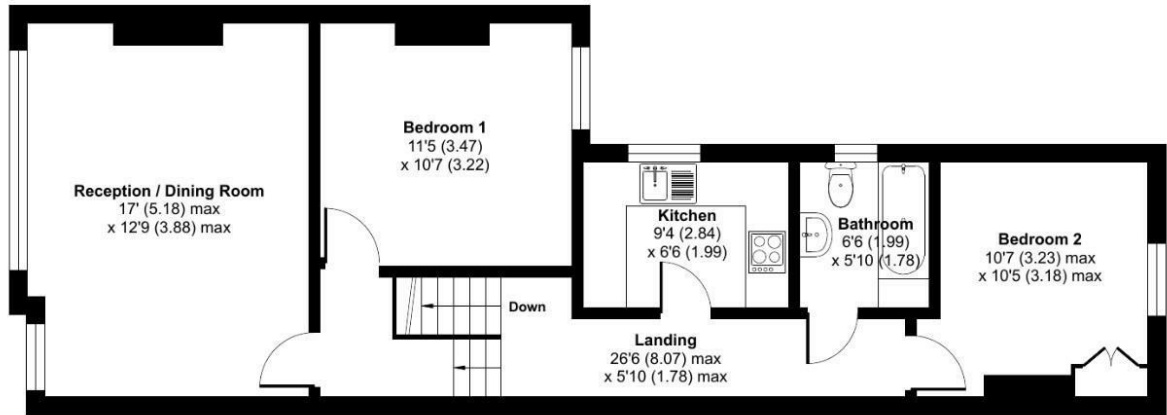


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Approximate Area = 716 sq ft / 66.5 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1306625

## Viewings

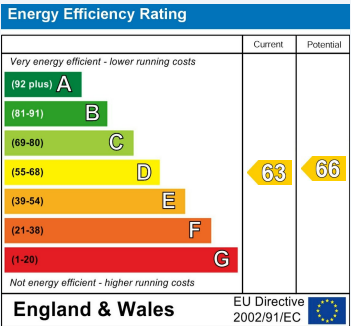
Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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