



Brownhill Road, London, SE6 2BQ

- Guide Price £350,000 to £375,000
- Chain Free
- Kitchen / Diner with doors to garden
- Detached Garage
- Hither Green Station 0.8 miles
- One Bedroom Garden Flat
- Share of Freehold
- Separate Living Room
- Next to Mountsfield Park
- 999 years lease from June 2020

Guide Price £350,000 to £400,000



Brownhill Road, London, SE6 2BQ - Guide Price £350,000 to £400,000

DESCRIPTION

Guide Price £350,000 to £375,000. One bedroom Victorian conversion garden flat with 63ft private rear garden. Sold chain free. Share of Freehold. Next to Mountsfield Park.

This wonderful flat has a kitchen / dining room overlooking the garden, with a separate living room and double bedroom. The living room could be used as a second bedroom, with the other room becoming a guest bedroom or home office.

The focal point of the flat is the open plan kitchen / dining room with double patio doors looking onto the rear garden. The kitchen has solid wood worktops, crisp white wall and base units, integrated oven and hob, plus extractor overhead and white metro tile splashback.

The living room is to the front of the flat, with the bedroom behind this, and then the bathroom with white three piece suite.

The flat comes with share of freehold, front garden and a detached single garage to the back of the rear garden.

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

Hither Green Station 0.8 miles - 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.

Catford town centre is 0.4 miles away, with supermarkets, shops, Catford Mews 3 screen cinema and the Broadway Theatre, plus plenty of cafés and bars. There is a Co-op just down the road.

Hither Green shops and cafes 0.5 miles - through the park.

Mountsfield Park - grassland, rose garden, community garden and café, plus great views over south London.





Brownhill Road, London, SE6

Approximate Area = 578 sq ft / 53.6 sq m

Garage = 162 sq ft / 15 sq m

Total = 740 sq ft / 68.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Hunters. REF: 1089827

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.

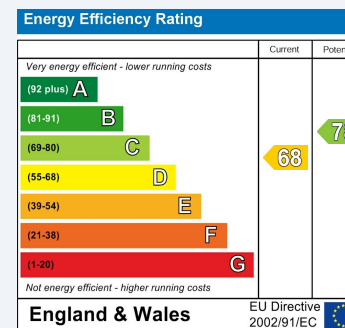


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ENERGY PERFORMANCE CERTIFICATE

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.

