



## FLAT 7 HAMILTON COURT LONDON, SE6 1LY

£235,000  
LEASEHOLD

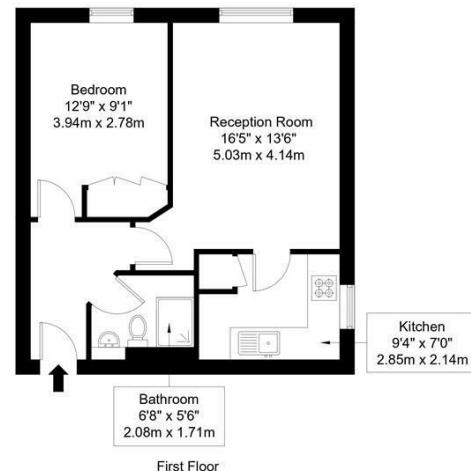
This well-presented, first floor super apartment is nestled within the quiet cul-de-sac located within Cumberland Place, SE6. The apartment boasts a spacious reception area and a modern, semi-open plan kitchen. There is also a good sized bedroom, as well as a well decorated bathroom suite. At 460 SQ FT of internal space, the property represents either a fantastic purchase for a first time buyers and for buy-to-let investors alike.

The property also benefits from an allocated parking space as well as the development's well-maintained communal areas. Cumberland Place is ideally located on the Hither Green borders of Catford and is known for quiet streets and the welcoming neighbourhood atmosphere. The property is situated close to two stations, Hither Green & Lee as well as a fantastic selection of local amenities.

**DouglasPryce**

# Cumberland Place, SE6 1LY

Approx Gross Internal Area = 42.76 sq m / 460 sq ft

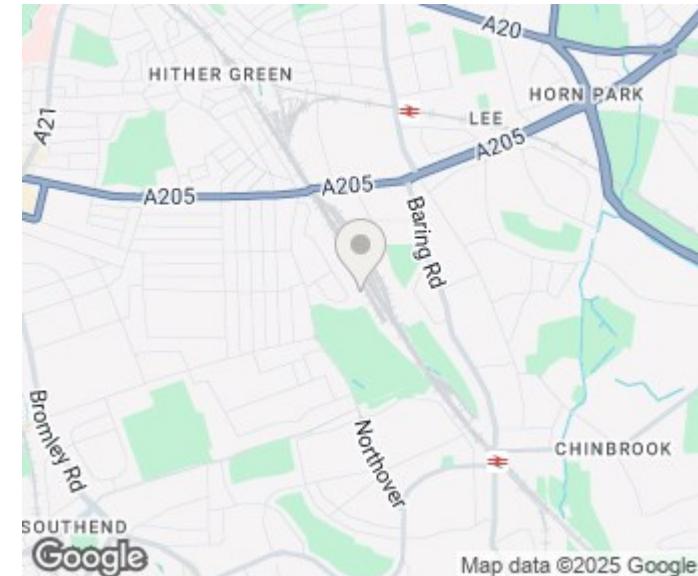


Ref :

BLEU  
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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