



## CASTLE COURT CHAMPION ROAD LONDON, SE26 4HT

**£225,000**  
LEASEHOLD

A well-presented one bedroom first floor apartment set within a modern purpose-built development, ideally located for convenient transport connections and nearby green spaces.

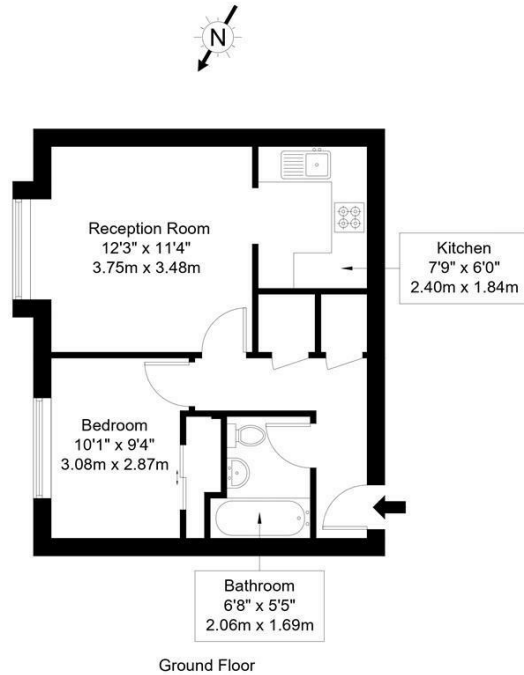
The property offers bright and well-proportioned accommodation, making it an excellent option for first-time buyers or investors alike. The layout includes a spacious reception room leading through to a separate kitchen with modern fittings, a generous double bedroom, useful hallway storage and a well-appointed bathroom.

Further benefits include allocated off-street parking, access to a communal garden, and the advantage of being offered to the market with no onward chain.

**DouglasPryce**

# Champion Road, SE26 4HT

Approx Gross Internal Area = 37.6 sq m / 404 sq ft



Ref : Copyright **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		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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**DouglasPryce**