



## 46 PATTENDEN ROAD LONDON, SE6 4NQ

**£450,000**  
LEASEHOLD

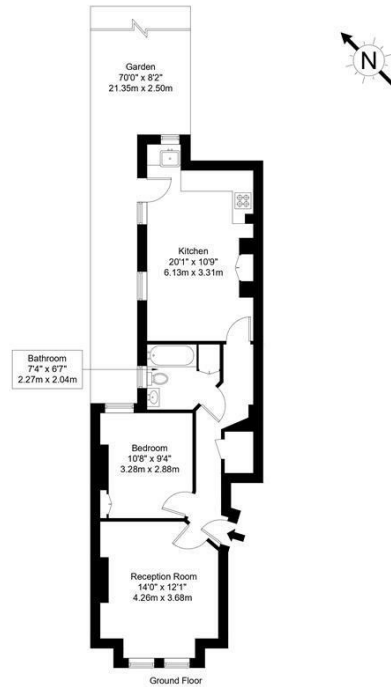
Located on a quiet residential street and just 0.4 miles from Catford Train Station, this 2 bedroom, ground floor garden flat situated on the Catford and Forest Hill border. Internally the property consists of a large open plan kitchen and reception room, which leads to a good-sized private, rear garden. There is also a modern bathroom suite and two well proportioned bedrooms and ample storage throughout.

Catford has several convenient transport links and benefits from two train stations, Catford Station will get you into London Blackfriars in 24 Minutes, St Pancras International (Thameslink) in 33 minutes and Catford Bridge Station has fast links to both Charing Cross and Cannon Street. The property also benefits from being just a short stroll from Blythe Hill Fields and an array of pubs, shops and other local conveniences.

**DouglasPryce**

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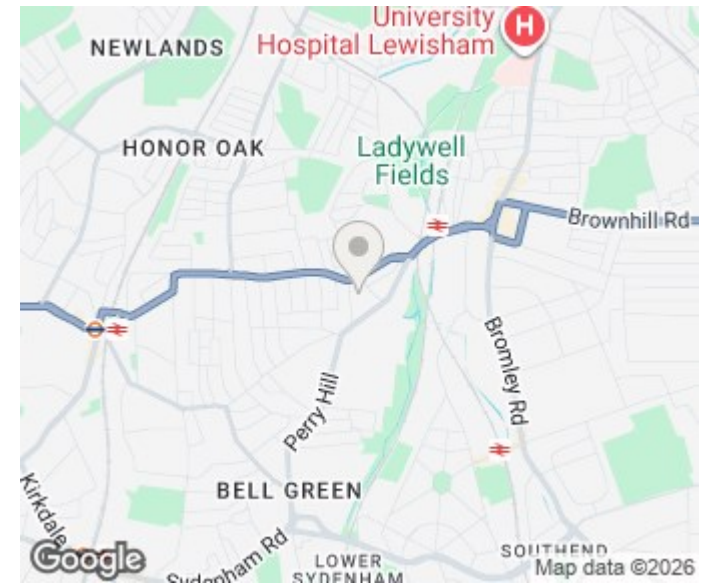
Approx Gross Internal Area = 55.46 sq m / 597 sq ft



Ref :

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**