



145 BRAIDWOOD ROAD LONDON, SE6 1QY

£600,000
FREEHOLD

Situated on the highly sought after 'Corbett Estate' and sold with no onward chain, this three bedroom end of terrace, freehold house is situated on the quiet, residential street of Braidwood Road. The total property comprises of over 835 SQ FT of internal space, as well a huge, private rear garden. The property itself consists of two good-sized double bedrooms (one of which with en-suite bathroom), as well as one smaller room/, as well as the traditional Victorian layout of a downstairs family bathroom as well as a huge open plan living/reception/dining and a separate kitchen area. The property also benefits from a drive way at the front, which has the capacity for at least two vehicles to park.

Braidwood Road is located just a short walk to Forster Memorial Park and Mountsfield Park, as well as being close to some popular cafes and grocery stores including Cafe Good Hope, Good Food and Le Delice, all within walking distance. There are also an arrays of train stations nearby with Bellingham, Hither Green and Catford train stations all close by. The Ofsted rated Good Torridon and Sandhurst Primary schools are also both less than a half a mile away.

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Approx Gross Internal Area = 77.54 sq m / 835 sq ft

Garden = 132.86 sq m / 1 430 sq ft

Total = 210.4 sq m / 2 265 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) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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