

Stanfords

— sales & lettings —



Guide Price £325,000 Leasehold

2 bedroom flat

Inchmery Road

Catford

Read all about it...

A fantastic two-bedroom flat located in the ever-popular Culverley Conservation Area on Inchmery Road.

This property consists of a bright and well-maintained living room with a South facing aspect, fitted kitchen, two bedrooms including a large master and a modern three-piece bathroom suite. The flat also benefits from access to a shared garden.

Located just 0.7 miles to the twin Catford stations which provide a range of commuter services into Central London. Catford town centre can be found less than a mile away and has a wide range of boutique shops, bars and restaurants as well as Catford Mews, an independent cinema and event space.

Tenure: Leasehold (142 years remaining) | **Service Charge:** £160pa | **Ground Rent:** £200pa | **Council Tax:** Lewisham Band D

FIRST FLOOR

Entrance Hall

Radiator, laminate flooring. Doors to:

Living Room

12' 5" x 12' 2" (3.78m x 3.71m)

Ceiling Rose, spotlights, picture rail, sash windows to front, fitted cupboard in alcove, radiator, laminate flooring.

Kitchen

Spotlights, matching wall and base units, laminate worktop with tiled splashback, stainless steel sink with drainer, integrated oven and gas hob, extractor hood, space for washing machine, tiled flooring.

Bedroom

12' 5" x 11' 7" (3.78m x 3.53m)

Spotlights, sash windows to front, radiator, fitted carpet.

Bedroom

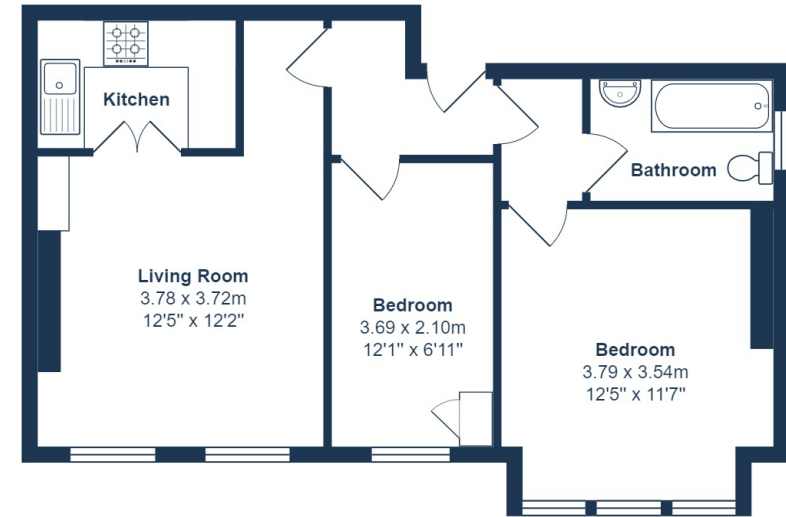
12' 1" x 6' 11" (3.68m x 2.11m)

Spotlights, sash window to front, fitted cupboard, radiator, fitted carpet.

Bathroom

Spotlights, window to side, 3-piece bathroom suite with washbasin, panel enclosed bath and shower attachment, W/C, tiled splashback, heated towel rail, tiled flooring.

SHARED GARDEN



First Floor

Total Area: 51.4 m² ... 554 ft²

All measurements are approximate and for display purposes only

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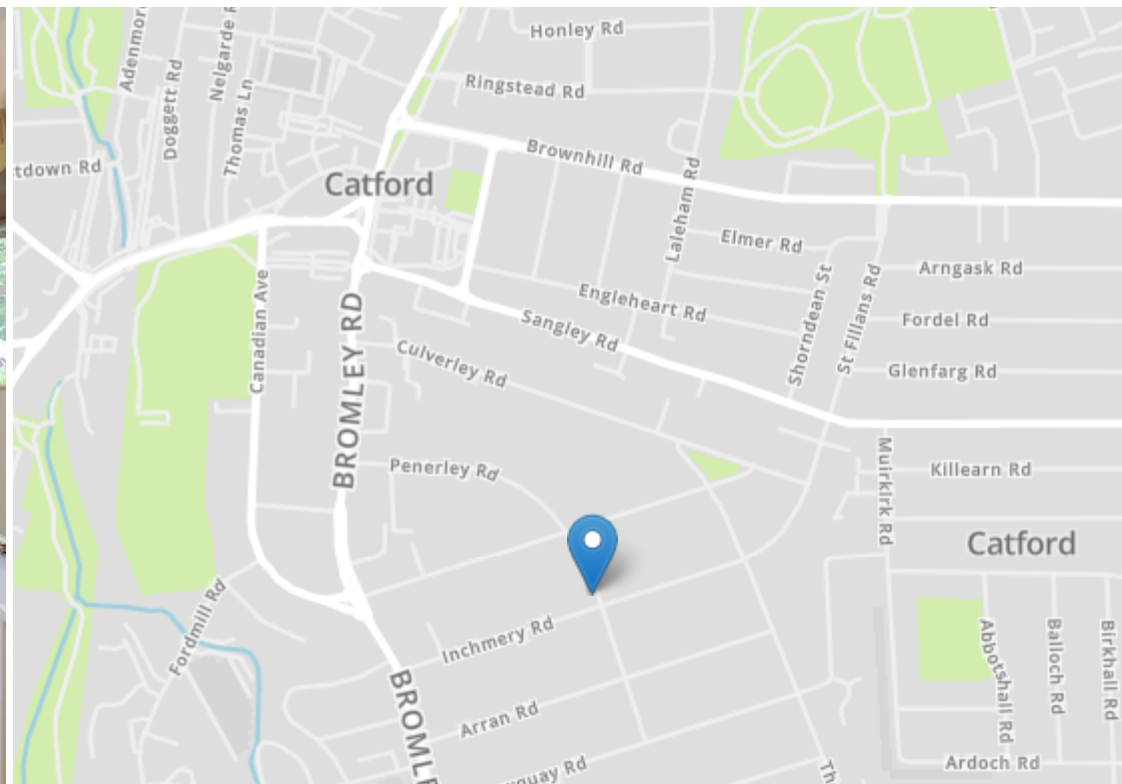


CULVERLEY CONSERVATION AREA
LONG LEASE
TOTAL AREA- 554SQFT



TWO BEDROOMS
SHARED GARDEN
0.7MI TO TWIN CATFORD STATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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