

Stanfords
— sales & lettings —



Guide Price £290,000

1 bedroom flat

Ravensbourne Road

SE6

Read all about it...

Located on Ravensbourne Road this one-bedroom, top-floor flat is ideal for first-time buyers.

The property features a spacious open-plan living room and kitchen with integrated appliances and tile splashback, a generous double bedroom, a contemporary three-piece bathroom and a separate utility room along with plenty of storage space.

Located just 0.5 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 (99 years remaining) | **Service Charge:** £80pm | **Ground Rent:** n/a | **Council Tax:** Lewisham Band B

SECOND FLOOR

Entrance Hall

Pendant light, wood flooring

Kitchen/ Living Room

13' 9" x 13' 9" (4.19m x 4.19m)

Living Room:

Pendant light, front facing sash window, radiator, wood flooring

Kitchen:

Spotlights, skylight, matching wall and base units, tile splash back, integrated oven and electric hob, integrated fridge/freezer, wood flooring

Bedroom

13' 0" x 12' 5" (3.96m x 3.78m)

Pendant light, rear-facing sash windows, radiator, wood flooring

Bathroom

7' 8" x 6' 5" (2.34m x 1.96m)

Spotlights, skylight, rear-facing sash window, wash basin with vanity unit, panel enclosed bath/shower, W/C, tile flooring

Utility Room

3' 5" x 2' 3" (1.04m x 0.69m)



Second Floor

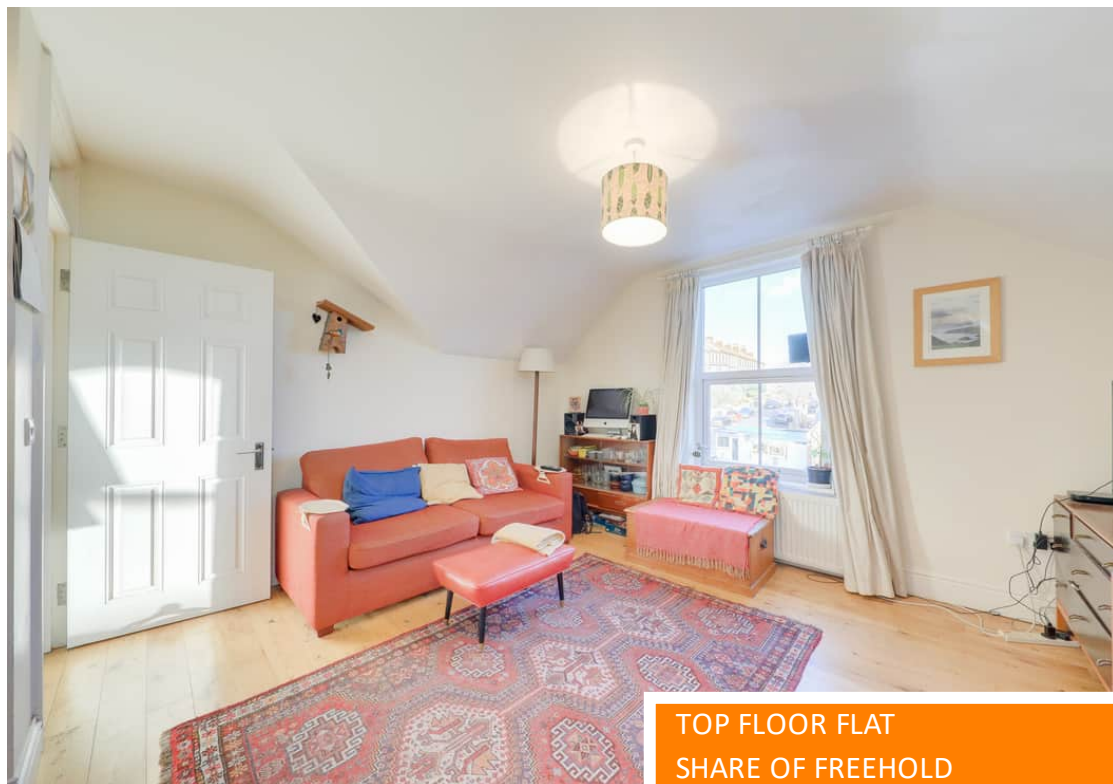
Total Area: 41.1 m² ... 443 ft²

All measurements are approximate and for display purposes only

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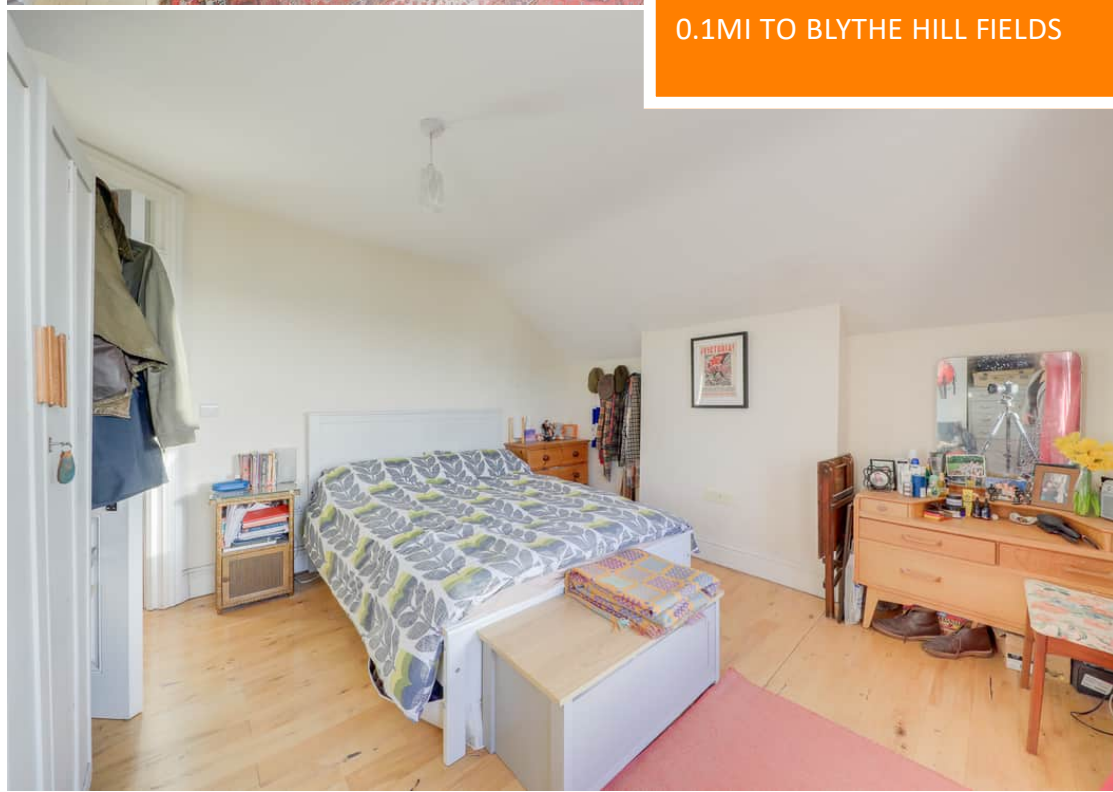
Call 020 8690 3656 or email us at catford@stanfordstates.london to arrange a viewing or request further information

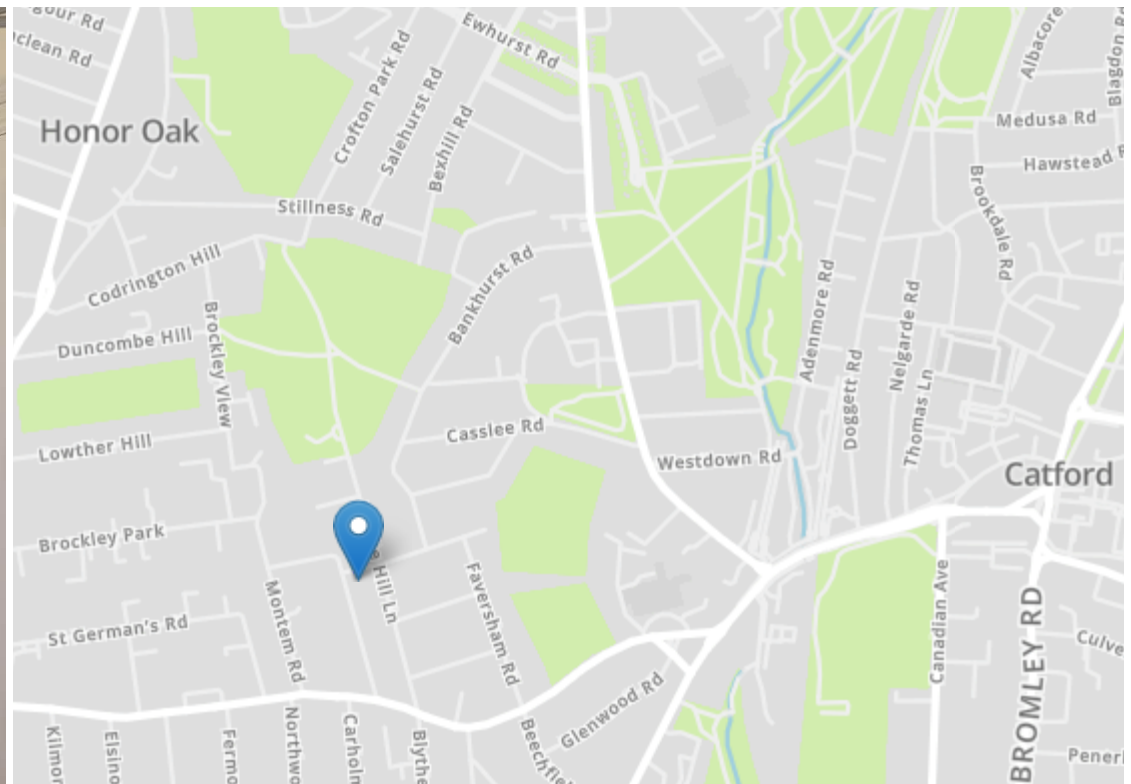
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TOP FLOOR FLAT
SHARE OF FREEHOLD
0.1MI TO BLYTHE HILL FIELDS

ONE BEDROOM
TOTAL AREA - 443SQFT.
0.5MI TO TWIN CATFORD STATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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