

Truuli



Catford Hill, London, SE6 4PU

£375,000 Leasehold

- No onward chain
- Ready to move in condition
- Two double bedrooms
- Close to Catford and Catford Bridge stations
- Parking space available
- Modern shower room

Southbridge Place, Surrey, CR0 4HA

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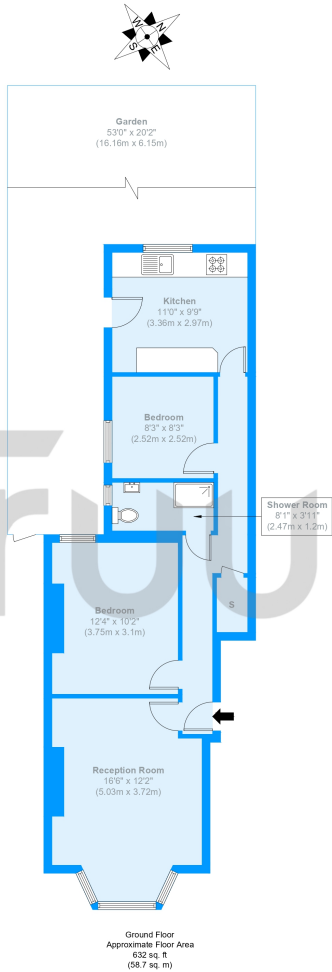
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Nestled on the ever-popular Catford Hill, this inviting ground-floor flat offers a superb blend of comfort, convenience and lifestyle. Recently refurbished in key areas, the home is beautifully presented throughout, with the kitchen offering buyers the opportunity to add their own personal touch.

The flat benefits from its own private garden, a rare find in this location, providing the perfect space for outdoor dining, entertaining or simply enjoying some peace and fresh air. Adding to its appeal is the inclusion of a private parking space, making life that much easier for commuters and residents alike.

Catford Hill



Approximate Gross Internal Area = 58.7 sq m / 632 sq ft

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+)	60	77
A		
(81-91)		
B		
(69-80)		
C		
(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		

