

Stanfords

— sales & lettings —



Guide Price £395,000 Share of Freehold

2 bedroom flat

Brownhill Road
Catford

Read all about it...

Offered to the market with no onward chain, this spacious two-bedroom ground-floor flat combines potential with charm. Featuring its own private garden and off-street parking, it's an excellent opportunity for buyers looking to personalise a property in a vibrant location.

The flat is set within a charming period conversion and offers a light-filled lounge with a large bay window, creating a welcoming and airy space. The separate kitchen leads directly to a south-facing private garden, ideal for outdoor dining, gardening, or simply enjoying sunny days. Additionally, the property includes two well-sized bedrooms and a bathroom.

Ideally situated for Hither Green Station, providing excellent transport links to Central London and beyond. The local area is well-served with amenities, including a GP practice, pharmacy, shops, and the 24-hour Anytime Fitness Gym nearby. For those who enjoy outdoor pursuits, Mountsfield Park is a nearby gem, offering expansive green spaces, playgrounds, and tranquil areas for relaxation.

Tenure: Share of Freehold (980 years remaining) | **Service Charge:** £150pcm | **Council Tax:** Lewisham band B

GROUND FLOOR

Reception Room

19' 2" x 13' 0" (5.84m x 3.96m)

Sash bay windows, chandelier ceiling light, fireplace, radiator, laminate wood flooring.

Kitchen

12' 0" x 6' 4" (3.66m x 1.93m)

Sash window, door to garden, track ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for dishwasher and washing machine, radiator, vinyl flooring.

Bedroom

13' 5" x 11' 2" (4.09m x 3.40m)

Sash windows, pendant ceiling light, radiator, fitted carpet.

Bedroom

11' 2" x 8' 1" (3.40m x 2.46m)

Sash windows, pendant ceiling light, radiator, fitted carpet.

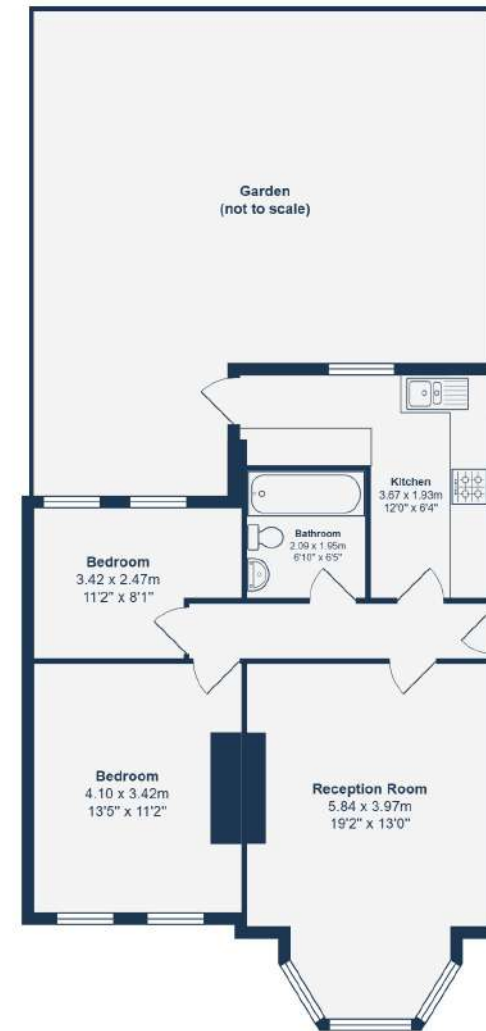
Bathroom

Ceiling light, bathtub with shower and screen, pedestal washbasin, WC, radiator, tile flooring.

OUTSIDE

Garden

Paved patio leading to lawn, mature plant borders and storage shed.



Ground Floor

Total Area: 63.2 m² ... 680 ft² (excluding garden)

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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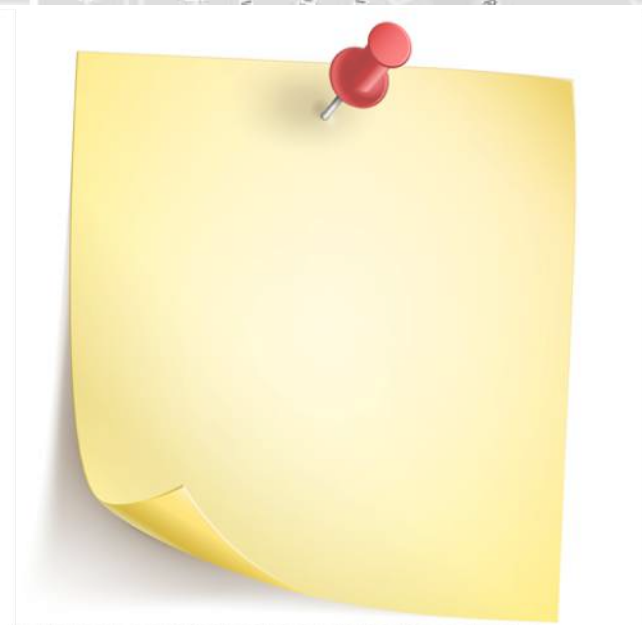
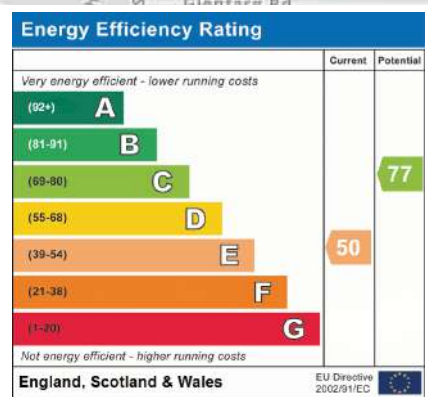
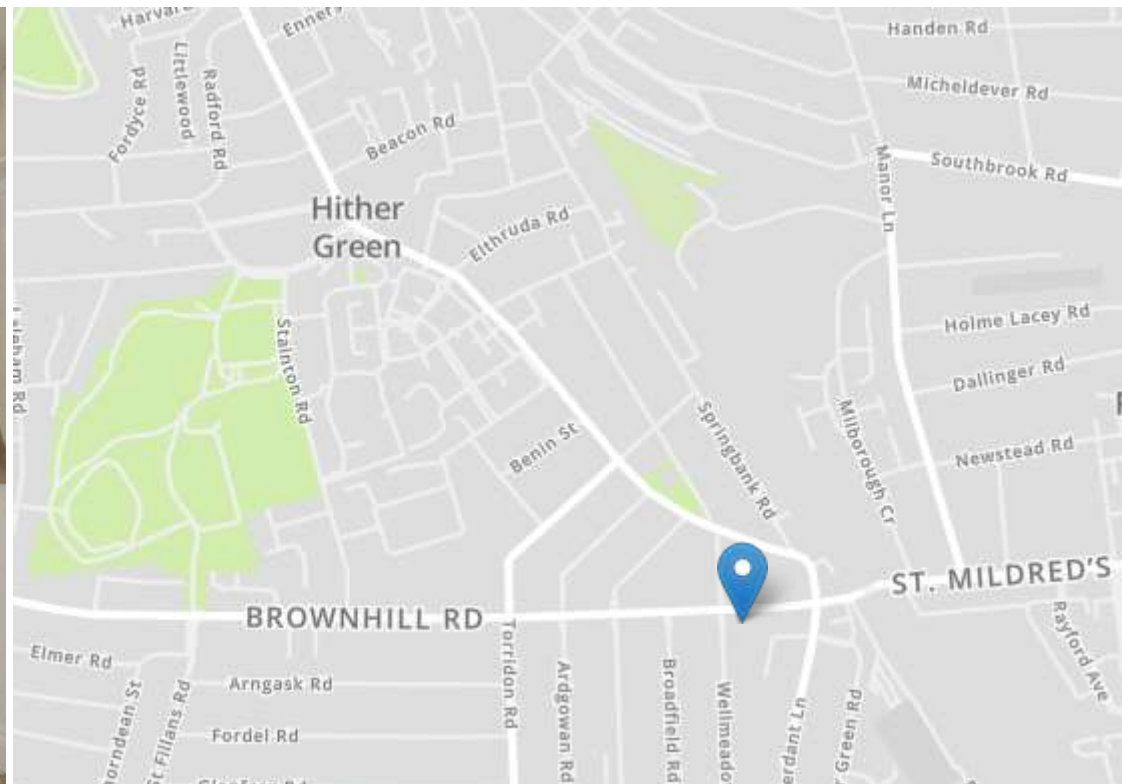


CHAIN FREE
PRIVATE SOUTH FACING GARDEN
APPROX - 680SQFT.



GROUND FLOOR FLAT
OFF - STREET PARKING
0.4MI TO HITHER GREEN
STATION





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