



BIRKHALL ROAD, CATFORD, LONDON, SE6 1TF
£375,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED ONE DOUBLE BEDROOM GROUND FLOOR FLAT WITH A SUPERB AND HUGE 64FT PRIVATE GARDEN. SET ON A POPULAR RESIDENTIAL ROAD, IDEALLY LOCATED FOR HITHER GREEN, BELLINGHAM AND CATFORD STATIONS.

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DESCRIPTION:

The accommodation comprises: a generous 16'8 x 13'8 reception room with bay window, a separate and good size kitchen, a well-appointed bathroom and a spacious 13'11 x 10'11 double bedroom with French doors leading out to the garden. The private garden extends to 64ft and has been beautifully landscaped with lawn, flower beds, patio and rear deck- perfect for entertaining or relaxing in warmer months.

The property has the added benefit of share in the freehold.

This superb home is offered chain-free and would make an ideal first-time purchase or buy-to-let investment. Early viewing is highly recommended.

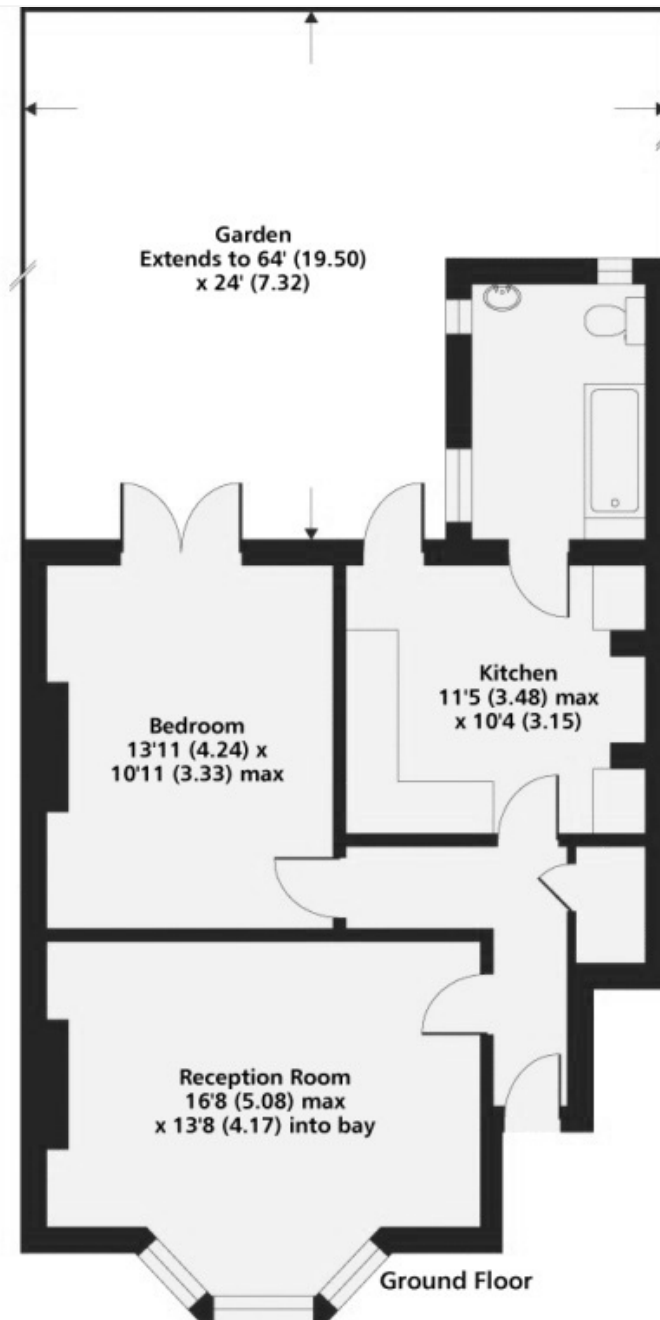
The property is ideally positioned for a number of excellent transport links, with Bellingham station just 0.77 miles away, Hither Green 0.88 miles, and both Catford and Catford Bridge stations within a mile – offering swift services into London Bridge (from as little as 9 minutes), Cannon Street, Charing Cross, and Waterloo East. Canary Wharf is easily accessible via the DLR at nearby Lewisham.

The surrounding area has much to offer, with Catford town centre just 0.72 miles away and home to a growing number of shops, restaurants, and bars, thanks to ongoing regeneration. The wide open spaces of Mountsfield Park, Hilly Fields and Manor House Gardens are also close by, providing green escapes within walking distance.

Blackheath Village, with its array of independent boutiques, cafes, pubs, and restaurants, is just 1.8 miles away, while families will appreciate the choice of local primary schools, including the well-regarded Sandhurst and Torridon Primary Schools, and two Ofsted-rated 'Outstanding' Brindishe Schools.







Gross Internal Floor Area 630 sqft 58.5 sqm

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	62	75
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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