



Brownhill Road, SE6 | Offers In Excess Of £375,000

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# In General

- Two bedroom period conversion
- Spacious reception room complete with bay window
- Separate fitted kitchen
- Direct access to an 84 ft private rear garden
- Modern bathroom suite
- Off street parking
- Very close to popular amenities including Mountsfield Park
- Excellent transport links available

# In Detail

A well presented two bedroom flat with an impressive private rear garden on the very well located Brownhill Road.

This period conversion offers approximately 550 sq ft and comprises a large reception room complete with bay window, a stylish fitted kitchen, a modern bathroom suite, two bedrooms and a fantastic 84 ft private rear garden.

Further benefits include a great finish throughout, an abundance of natural light, plenty of storage, large windows, off street parking and so much more.

The flat is brilliantly located approximately just 0.7 miles from Catford Bridge Station and with Hither Green and Bellingham stations nearby, great transport links are available to London Bridge, London Waterloo, Waterloo East, Charing Cross, Cannon Street and many other locations across the whole of London.

It is also well positioned for access to various local amenities and is mere moments from the very popular Mountsfield Park. There are also numerous restaurants, supermarkets, coffee shops, cafes, gyms and pubs in very close proximity.

Viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today.

EPC: C | Council Tax Band: C | Lease: 105 years remaining | SC: £703.20 pa | GR: £10 pa | BI: Incl. in SC



# Floorplan

**Ground Floor**  
Approx. 51.4 sq. metres (553.0 sq. feet)



Total area: approx. 51.4 sq. metres (553.0 sq. feet)

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Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| 102 plus) A                                 |                         |         |           |
| 81-101) B                                   |                         |         |           |
| 69-80) C                                    |                         |         |           |
| 55-68) D                                    |                         | 69      | 77        |
| 39-54) E                                    |                         |         |           |
| 21-38) F                                    |                         |         |           |
| 1-20) G                                     |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |

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