



Creeland Grove SE6  
£300,000

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# In general

- Chain free
- Private balcony
- Spacious reception room
- Separate fitted kitchen
- Family bathroom suite
- Two double bedrooms
- Off street parking
- Double glazing
- Gas central heating
- Close to excellent transport links

# In detail

A well-presented two double bedroom split-level maisonette for sale on the borders of Catford and Forest Hill with a private balcony.

This lovely property comprises a separate fitted kitchen, two double bedrooms, family bathroom suite and a spacious reception room that leads directly on to a private balcony. Further benefits include off street parking, double glazing, gas central heating, an abundance of light and so much more.

Catford and Catford Bridge stations are approximately 0.4 miles away offering excellent transport links into London Bridge, London Victoria, London Charing Cross, Shoreditch and Cannon Street along with connections to Canary Wharf and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs. Offered chain free.

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

EPC: D | Council tax band: B | Lease: 92 years remaining



# Floorplan

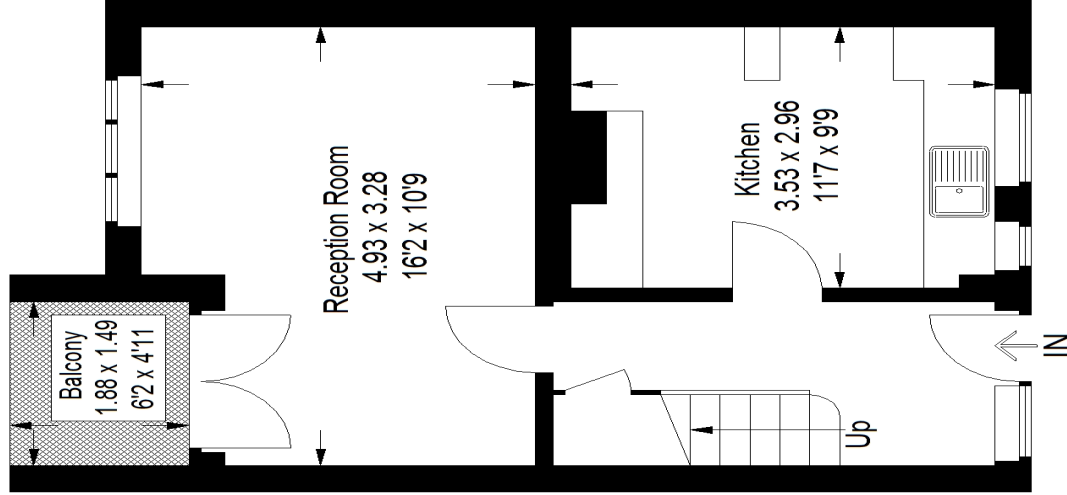
## Creeland Grove SE6

Approximate Gross Internal Area

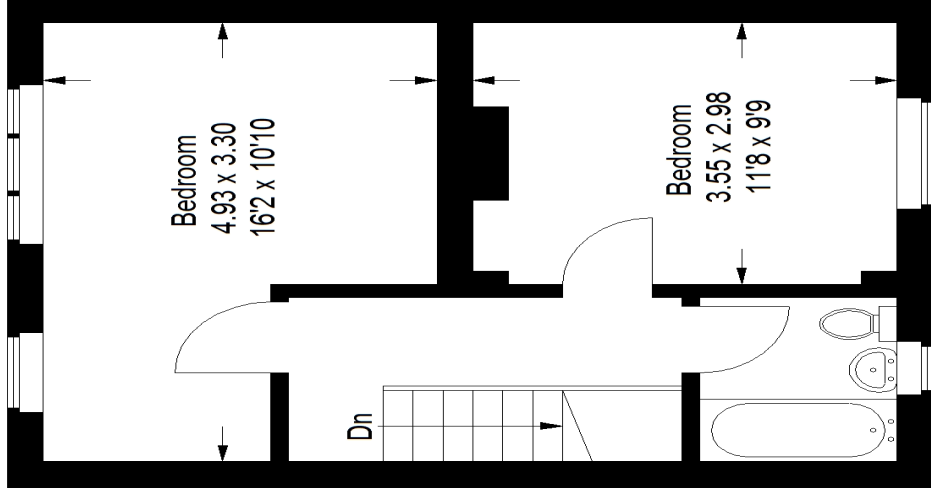
Second Floor = 34.4 sq m / 370 sq ft

Third Floor = 35.4 sq m / 381 sq ft

Total = 69.8 sq m / 751 sq ft



Second Floor



Third Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 64   D  | 78   C    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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