



Bellingham Road, SE6  
£300,000

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# In general

- Immaculate period apartment
- Light filled reception room
- Kitchen / dining area
- One double bedroom
- Bathroom
- First floor
- Excellent location for transport links
- Share of freehold

# In detail

A light filled, characterful one bedroom apartment available for sale in SE6 close to superb transport links and a wealth of shopping facilities.

This immaculate apartment occupies the first floor of a handsome period house with entry via a communal entrance, which is inviting and homely, and showcases a charming fireplace.

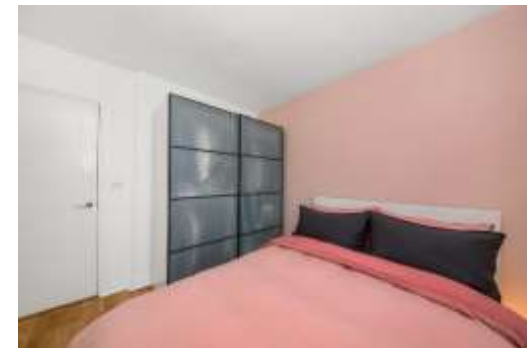
The kitchen, illuminated by the large south facing window, offers plenty of streamlined storage finished in a soft duck egg blue and provides a lovely dining area. The reception is large enough to house a space to lounge as well as a workspace nook, and enjoys wonderful far reaching green views. Adjacent to the reception is the double bedroom and a contemporary bathroom with a window.

Bellingham Road is a convenient location for access to transport links, with trains from Bellingham station (0.2miles) to London Blackfriars and City Thameslink, Farringdon and St Pancras International. Catford Bridge station (1.3miles) with trains to London Bridge, Charing Cross and Cannon Street.

Catford town centre (1.1 miles) with The Broadway Theatre, Catford Mews 3 screen cinema, plus plenty of café and restaurant choices. Beckenham Place Park (0.9 miles) 237 acres of parkland, local nature reserve, ancient woodland, swimming lake and Green Chain Walk.

This property is the perfect purchase for a first time buyer, or investor, looking for something special.

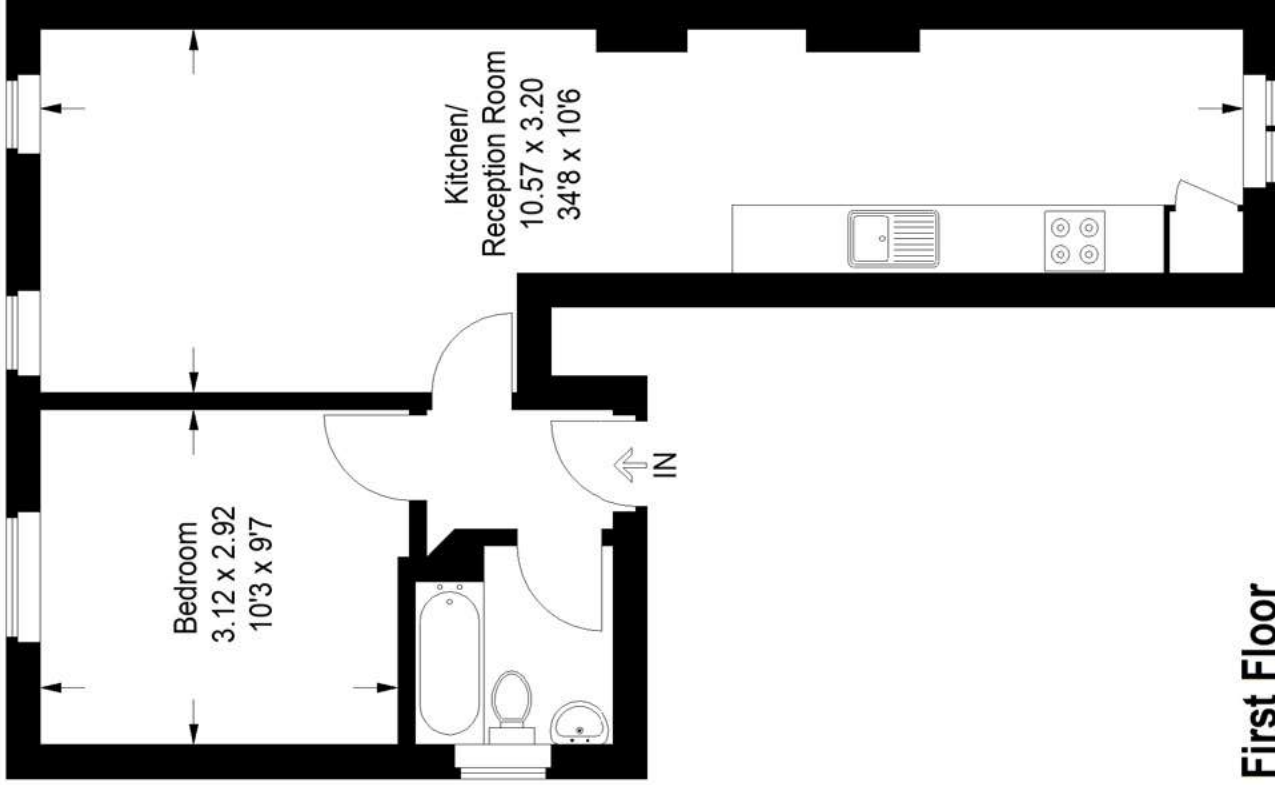
EPC: C | Council Tax Band: B | Lease: 118 Years remaining | SC: Ad Hoc | GR: £250 pa | BI: £370 pa



# Floorplan

## Bellingham Road, SE6

Approximate Gross Internal Area  
42.9 sq m / 462 sq ft



### First 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	IN C	IN C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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