

1 Bed Maisonette In Honley Road , London, SE6 2HZ

£310,000





SHORT DESCRIPTION

Property Ref: 15175 A Beautifully Presented Split-Level One-Bedroom Flat with Loft and Share of Freehold Set within a charming, renovated Victorian-era house shared with only four other professionally occupied flats, this exceptionally well-presented one-bedroom home spans the first and top floors, offering both character and comfort in equal measure. The bright and airy lounge is flooded with natural light from large windows and boasts high ceilings and a fully functioning, serviced Victorian cast-iron fireplace – a perfect blend of period charm and modern convenience. The stylish kitchen features integrated appliances, while the double bedroom offers a peaceful retreat overlooking a quiet residential road. A sleek, contemporary shower room completes the main living space. With windows on all four sides, the property enjoys wonderful natural light throughout the day. A standout feature is the exceptionally spacious private loft, currently used for storage, but with fantastic potential for conversion into one or two additional bedrooms (subject to the usual consents). Additional benefits include a share of freehold and the option to purchase the flat fully furnished. Located within easy reach of Catford, Catford Bridge, and Hither Green stations, the flat enjoys quick and convenient access to the City of London and beyond. Several parks are also nearby, enhancing the area's appeal. Offered chain-free, this property presents a rare opportunity to own a unique and versatile home in a sought-after location. Property Type: Maisonette Full selling price: £310000.00 Pricing Options: Offers in excess of Tenure: Share of Freehold Council tax band: B EPC rating: C Measurement:387.501 sq.ft. Outside Space: Front Garden, Shared Garden, Enclosed Garden Parking: Permit, Residents, On street Heating Type:Gas Central Heating, Double Glazing,Air Conditioning,Central Possession of the property: Self-occupied -----

1

Bed Room(s)

1

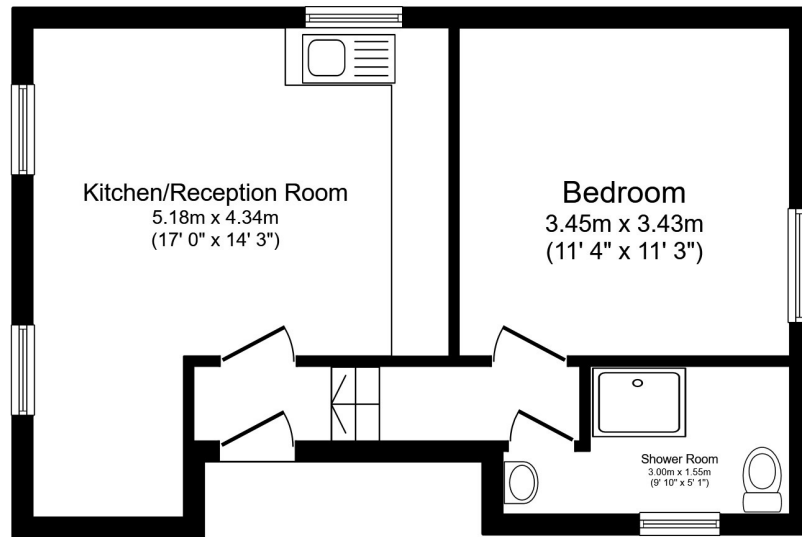
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 37.6 sq.m. (405 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	36 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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