

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

£250,000





SHORT DESCRIPTION

Property Ref: 15175 Share of Freehold; £60 a month; Chain Free; No Stamp Duty for First-Time Buyers; Large private loft; Secluded shared garden A split-level one-bedroom Victorian maisonette with a large private loft, occupying the first and top floors of a renovated house of just five flats. Very low running costs. Share of freehold, 110 years remaining, no ground rent, and £720 a year towards the building's self-managed sinking fund - £60 a month, with no service charge on top. Council tax is Band B and the EPC rating is C, high for a period conversion. For a first-time buyer there is no stamp duty to pay at this price. The lounge has high ceilings, large windows and a fully working, serviced Victorian cast-iron fireplace. The kitchen has integrated appliances. The double bedroom looks over a quiet residential road, and a contemporary shower room completes the accommodation. With windows on all four sides, the flat holds natural light from morning to evening. The standout is the private loft. Exceptionally spacious and currently used for storage, it offers scope to create additional living or bedroom space, or a terrace.* Ladywell station is a walk through Ladywell Fields, and London Bridge is twelve minutes by direct train. Catford, Catford Bridge and Hither Green stations are all within easy reach, and the area's parks and green spaces are on the doorstep. Offered chain-free and available furnished, part-furnished or unfurnished. *Subject to planning permission, building regulations and freeholder consent. Guide price: £250,000 Property Type: Maisonette Pricing Options: Guide price Tenure: Share of Freehold Council tax band: B EPC rating: C Measurement: 37.6 sq.m. - 405 sq.ft. (excluding loft) Outside Space: Front shared enclosed Garden (sunny side) Parking: Permit, Residents, On street Heating: Gas Central Heating, Double Glazing, Air Conditioning Possession: Self-occupied.

1

Bed Room(s)

1

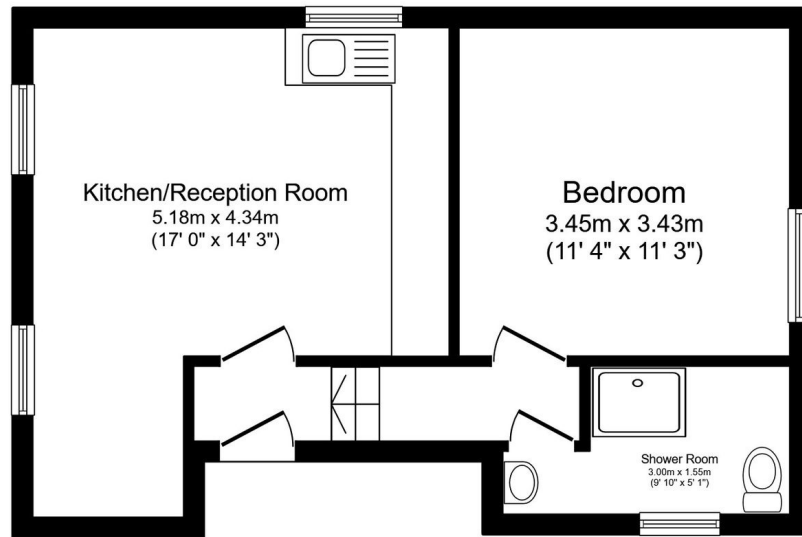
Bath Room(s)

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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