



Torridon Road, SE6

£275,000 - £300,000

Leasehold

- Chain Free
- Close To Transport Links
- Council Tax Band B
- Excellent Location
- Open Plan
- Split Level
- Two Bedrooms



*** GUIDE PRICE £275,000 - £300,000***

This lovely split level two bedroom Victorian Conversion flat is located in the popular Catford / Hither Green area.

Set over the first and second floor this property comprises of an open plan kitchen / reception room with a bay window, a recently refurbished shower room, a bedroom / study room and a superb double bedroom on the top floor. The property also benefits from being offered chain free.

The beautiful Mounstfield Park is close by, with plenty of open green space. Hospital Way is just a short walk away from Hither Green Station, which provides excellent access to Central London stations such as London Bridge, Cannon Street and Charing Cross all within 20 minutes. You are also just a short walk away from amenities including a 24 hour gym, a number of local shops, lovely cafes and pubs.

Lease – 170 Years Remaining (Approx.)

Ground Rent - £0 Per Year

Service Charge - £1,000 Per Year (Approx.)

Contact Kallars today to arrange a viewing.



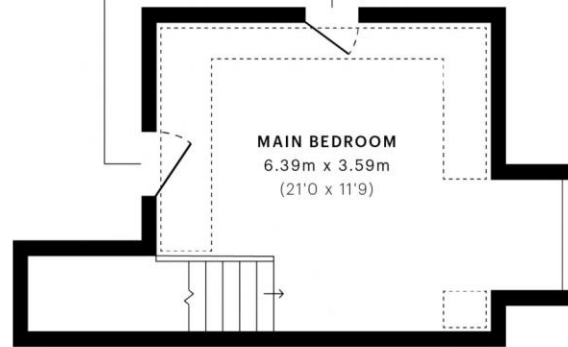
Kallars Property Agents | 2-4, New King Street | SE8 3HS

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Eaves storage also available, not measured during survey, and excluded from measurements.



— Second Floor



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
47.51 sqm / 511.39 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wallmasks, restricted head height
43.46 sqm / 467.80 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
4.18 sqm / 44.99 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPM3 3B RESIDENTIAL 4512 sqm / 48587 sqft
IPM3 3C RESIDENTIAL 44.32 sqm / 47206 sqft

*Excluded from measurements

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