

340d, Brownhill Road , SE6 1AY · 3 bedroom Flat

£1,850 pcm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		



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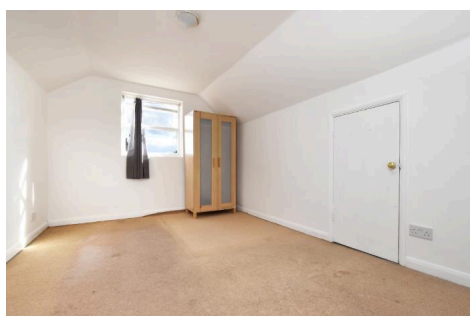
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Property description

Exceptional residential 3 bedroom flat in need of updating, located on Brownhill Road between the vibrant areas of Catford and Hither Green and Lee Green.

This very spacious split level first and second floor flat offers a generous 905 sqft of living space, boasting versatile living and can be used as 3 double bedrooms or 2 doubles with two reception rooms, making it an ideal home for families or professionals seeking ample space.

The property is flooded with natural light, creating a warm and inviting ambiance throughout. Additionally, the abundance of storage space ensures a clutter-free and organized living environment.

Entrance of the flat is on the first floor where there is a generous rear reception room with a semi open planned kitchen to the side. at the front of the property is another large room with a bay window that fills the room with natural light. This versatile room could either be used as a principle bedroom or another reception room.

Upstairs on the second floor are two further double bedroom and a family bathroom.

Its prime location offers easy access to a range of amenities and features, making it a desirable choice for discerning buyers. The



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property is situated within close proximity to the most popular primary and secondary schools, including Dynamic Tutor (1.15km), Trinity Church of England School (1.26km), and Holy Cross Roman Catholic Primary School (1.38km), ensuring quality education for children.

Furthermore, the property is surrounded by reputable colleges and universities, such as Redbridge College (1.01km) and Princeton College (1.43km), providing convenient access to higher education institutions. The location also offers a plethora of nearby supermarkets, including Tesco Express (0.72km), Morrisons Daily (0.74km), and Co-op (0.82km), ensuring convenience for daily shopping needs.

Furthermore, the property benefits from easy access to public transport, with the nearest bus stop, Hither Green, Verdant Lane Sandhurst Road, located just 0.36km away. Additionally, the Hither Green and Lee railway stations are within a short distance, offering convenient travel options for commuters.

This remarkable property also benefits from its proximity to the Leegate Shopping Centre (1.37km), providing access to a wide range of retail outlets and services. Additionally, the nearby Verdant Lane Community Garden (0.6km) and Northbrook Park (0.89km) offer serene recreational spaces for residents to unwind and enjoy the outdoors.

Embrace this exceptional opportunity to own a spacious and well-appointed flat in the heart of Catford, offering the perfect blend of comfort, convenience, and a vibrant lifestyle. Don't miss the chance to make this remarkable property your new home or investment in this prosperous and thriving area.

Property features

- Spacious 3 bedroom first and second floor split level flat
- Offering 905 sqft of floor space
- Period conversion
- Double glazing throughout
- Close to amenities
- Close to transport facilities



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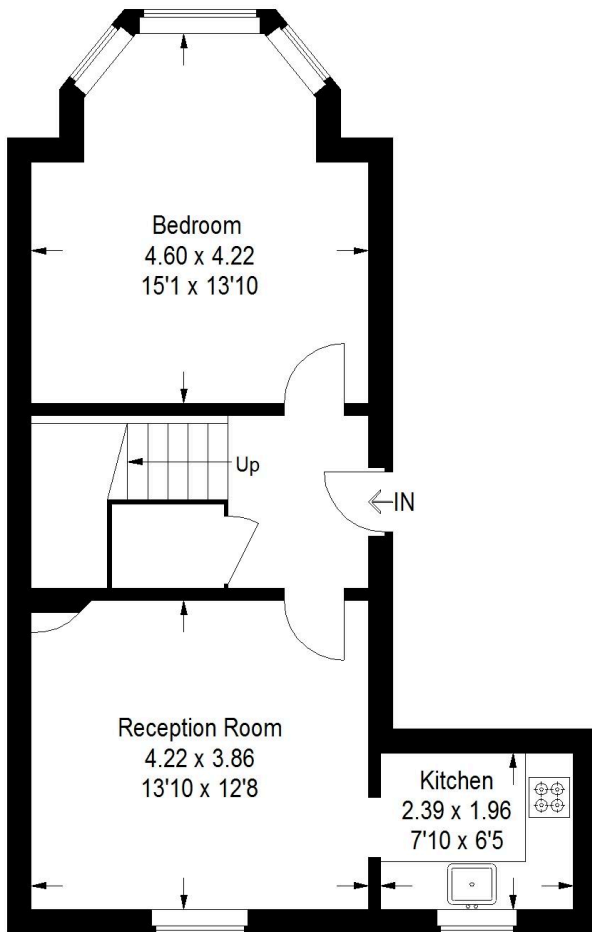
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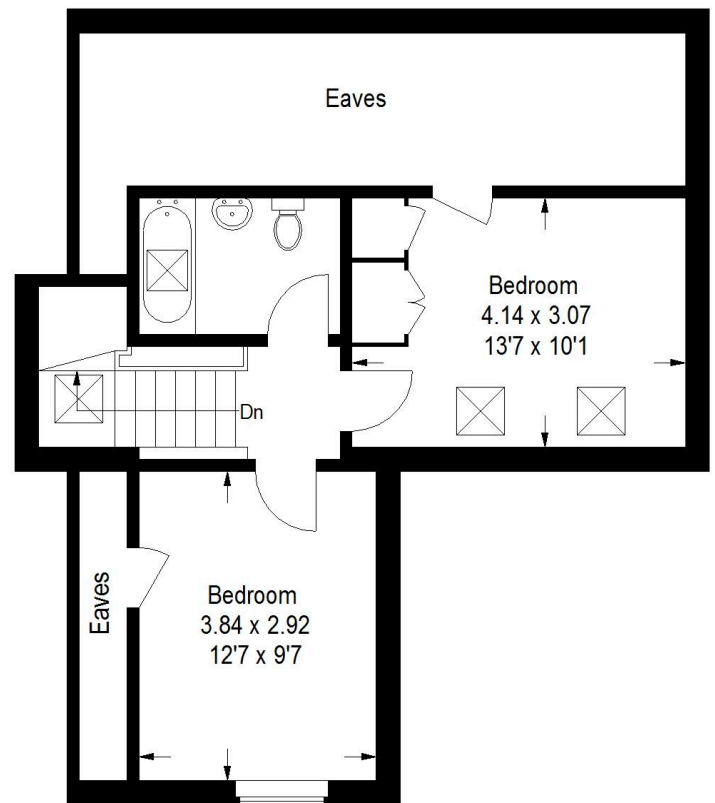


Brownhill Road

Approximate Gross Internal Area
(Excluding Eaves)
905 sq ft / 84.1 sq m



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates



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