



barnard marcus

Torridon Road, London SE6 1AQ

welcome to

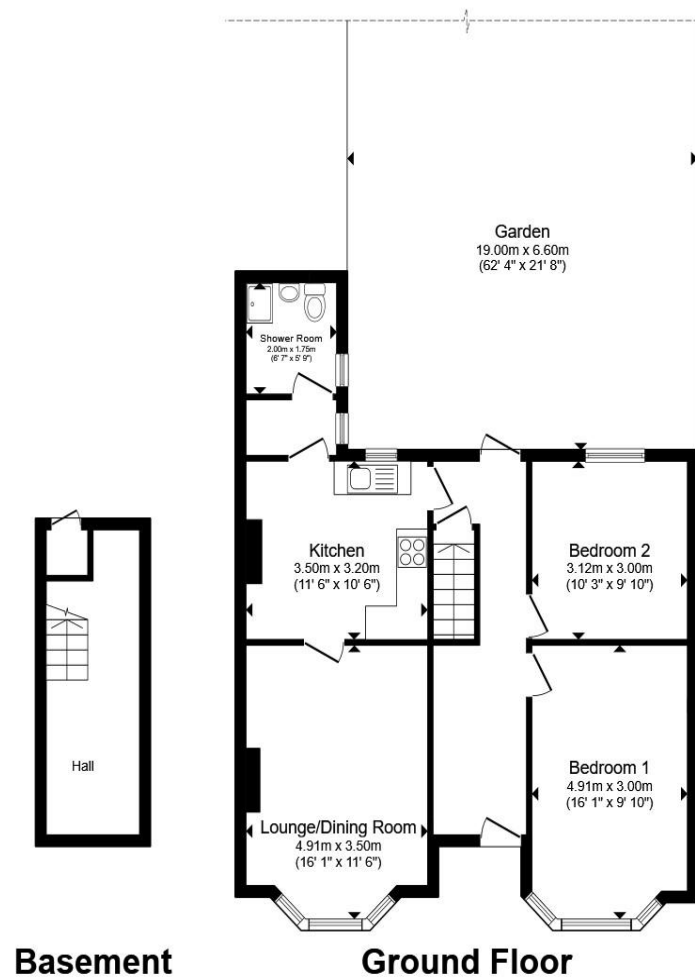
Torridon Road, London

Barnard Marcus are delighted to bring to market this versatile TWO BEDROOM GROUND FLOOR GARDEN FLAT ideally situated within short distances of HITHER GREEN, LEE, CATFORD & CATFORD BRIDGE STATIONS all offering services into major LONDON STATIONS including LONDON BRIDGE, CANNON STREET, WATERLOO EAST & CHARING CROSS all in UNDER 22 MINUTES making this the ideal home for FIRST TIME BUYERS looking into the local area!

The property briefly comprises of an entrance hall, TWO GENEROUSLY SIZED BEDROOMS, kitchen, living room, bathroom, cellar & HUGE PRIVATE REAR GARDEN!

Perfect for first-time buyers, this property on Torridon Road offers an enviable balance of vibrant urban living and excellent connectivity. Commuters will love being within easy reach of Hither Green, Catford, and Catford Bridge stations, providing rapid, direct rail links into Central London, including London Blackfriars and Victoria. The thriving local area boasts an array of convenient amenities, from nearby supermarkets and the independent cinema and food stalls at Catford Mews, to the welcoming Corbett Community Library. Vibrant green expanses like Mountsfield Park are also close by, perfect for a weekend relaxation.





Entrance Hall

Living Room

16' 1" x 11' 6" (4.90m x 3.51m)

Kitchen

11' 6" x 10' 6" (3.51m x 3.20m)

Bathroom

Bedroom One

16' 1" x 9' 10" (4.90m x 3.00m)

Bedroom Two

10' 3" x 9' 10" (3.12m x 3.00m)

Cellar

Rear Garden

62' 4" x 21' 8" (19.00m x 6.60m)

Total floor area 80.7 m² (868 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.propertybox.io

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Torridon Road, London

- HIGHLY DESIRABLE & HISTORIC CORBETT ESTATE IN HITHER GREEN, A PRIME HOTSPOT FOR BUYERS LOOKING FOR CHARACTER-RICH NEIGHBORHOODS.
- EXCELLENT COMMUTER TRANSPORT LINKS WITH DIRECT SERVICES IN LONDON BRIDGE, CANNON STREET & CHARING CROSS

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 859.80

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Oct 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM103870



Property Ref:
PKM103870 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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