

Rathfern Road, London, SE6 4NL

Guide Price £425,000











A two double bedroom first floor Victorian property with a private entrance, private garden and a share of freehold, located on a quiet street which is well positioned for access to Catford and Forest Hill Stations.

The property has been been tastefully decorated throughout and has a modern open plan lounge and kitchen, double glazed windows throughout, two double bedrooms, a modern bathroom suite and great storage in the loft space, which subject to the necessary permissions could be converted.



The private garden at the rear is accessed via a side gate is mainly lawned with a some raised planters and a shed.

Tenure Share Of Freehold

Council Tax Band B

EPC Rating C



Key Features

- · Two Double Bedroom Flat
- · Private Garden
- · Share Of Freehold
- Modern Bathroom Suite
- · Council Tax Band B

- · First Floor
- · Own Entrance
- Open Plan Lounge and Kitchen
- EPC Rating C
- · Well Presented

Rathfern Road Approximate Gross Internal Area = 60.1 sq m / 647 sq ft Bedroom Garden 6.40 x 4.88 3.25 x 2.95 10'8 x 9'8 21'0 x 16'0 (Approx) (Not Shown In Actual Location / Orientation) Bedroom 3.76 x 3.18 Kitchen / Reception Room 20'2 x 16'4 **Ground Floor** First Floor Illustration for identification purposes only, measurements are approximate Drawn for Benjamin Matthews