



114A Brownhill Road
, SE6 2DH

£1,700 PCM

Nestled on the charming Brownhill Road in Catford, SE6, this delightful ground floor Victorian conversion flat offers a perfect blend of modern living and classic elegance. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable space to call home.

As you enter, you are welcomed into an inviting open plan kitchen and living area, designed to create a warm and sociable atmosphere. This layout not only maximises space but also allows for easy interaction, making it perfect for entertaining guests or enjoying quiet evenings in. The kitchen is well-equipped, providing all the essentials for culinary enthusiasts.

The flat boasts a well-appointed bathroom, ensuring convenience and comfort for all residents. Additionally, the property features a lovely garden, offering a serene outdoor space to relax, unwind, or indulge in gardening pursuits.

Situated in a vibrant neighbourhood, this flat is conveniently located near local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate community living. With excellent transport links nearby, commuting to central London or exploring the surrounding areas is both easy and efficient.

This charming flat on Brownhill Road presents a wonderful opportunity for anyone looking to enjoy the character of a Victorian property while benefiting from modern comforts. Don't miss the chance to make this delightful home your own.

Council Tax Band B £1413.00

Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- GROUND FLOOR CONVERSION FLAT
- FRONT & REAR GARDEN
- OPEN PLAN KITCHEN/RECEPTION
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING
- HIGH CEILINGS
- MODERN BATHROOM
- CLOSE PROXIMITY TO MOUNTSFIELD PARK
- 14 MINUTE WALK TO CATFORD STATION
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	70	
(81-91)	B	57	
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions (92 plus)		71	
(81-91)		54	
(68-80)		C	
(55-68)		D	
(38-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	



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