



## Ravensbourne Road, SE6 4UX

£460,000 O.I.E.O. Leasehold

This delightful, 2-bedroom ground floor flat with direct access to the garden, is located just down the road from Blythe Hill Fields. The property has a long lease that has recently been extended to approx. 157 years

Approached via the front garden and through your own front door, is a spacious reception room which boasts a bay window, wooden flooring, cornicing and a feature fireplace.

At the back is a fitted kitchen with integrated oven, hob and extractor fan. This leads out to a 24' paved rear garden with various plants and shrubs to the borders, a bright and spacious bathroom with separate shower cubicle and 2 bedrooms, with doors leading to the garden from the main bedroom.

Ravensbourne Road is situated in Blythe Hill Fields. The park is a great place for a Sunday afternoon stroll and the sweeping views of London's skyline are some of the best in London.

The nearest stations are Catford and Catford Bridge with services into central London and the City in under 25 minutes. For anyone needing the Overground, Honor Oak Park station is within easy reach by cutting through Blythe Hill Fields.

Amenities can be found either in the centre of Catford, Forest Hill or Honor Oak Park including high street favourites, independent coffee shops and several highly-rated restaurants and gastro pubs.

A couple of places of note for an evening out include The Blythe Hill Tavern, a CAMRA-award winning pub, a recently-opened cinema (the Catford Mews), Yoga house, a monthly food market and the Catford Arts trail. The nearest primary school is Rathfern, rated as 'Outstanding'.



Photos





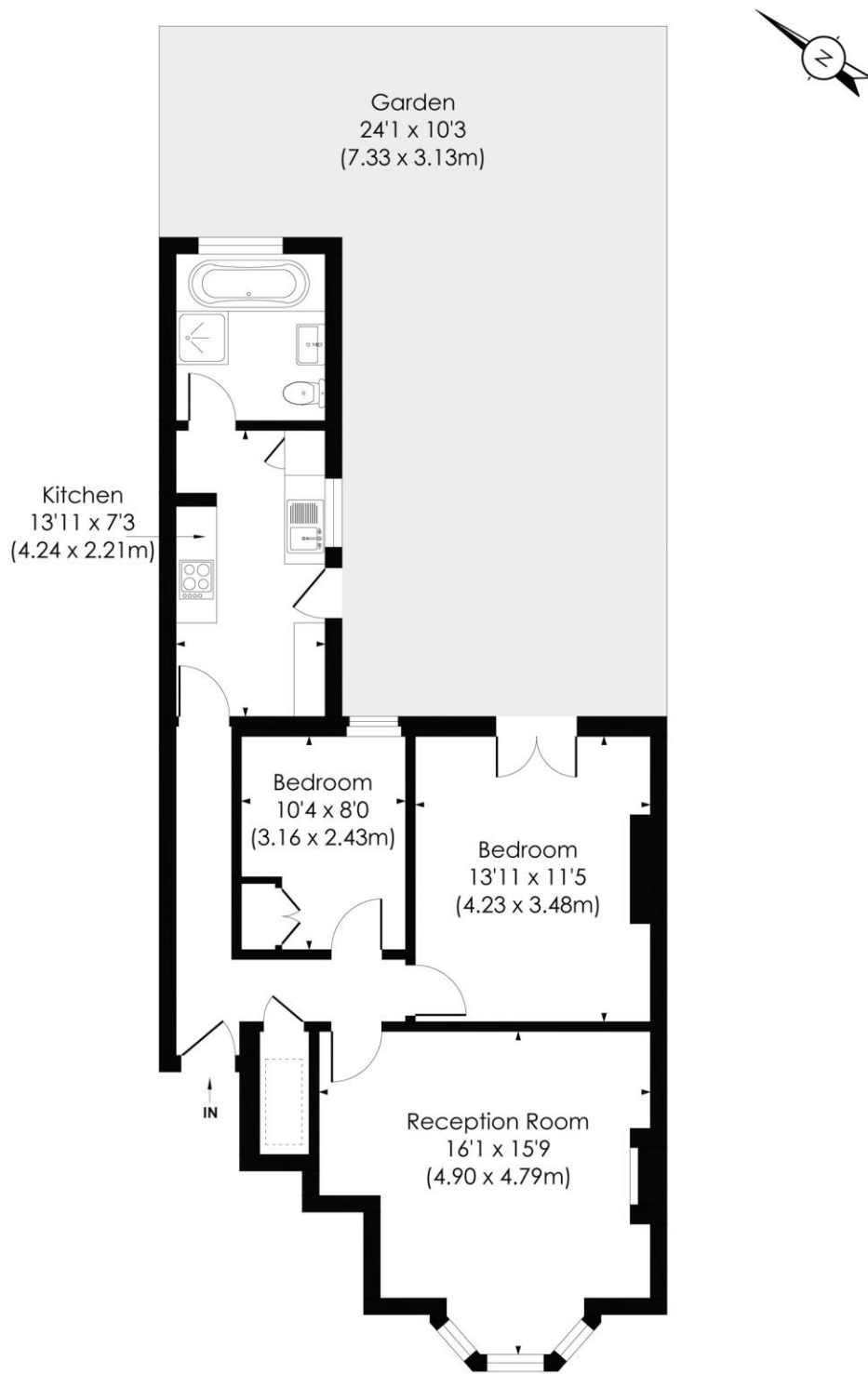
Photos



# Floor plan

Approx. Gross Internal Floor Area

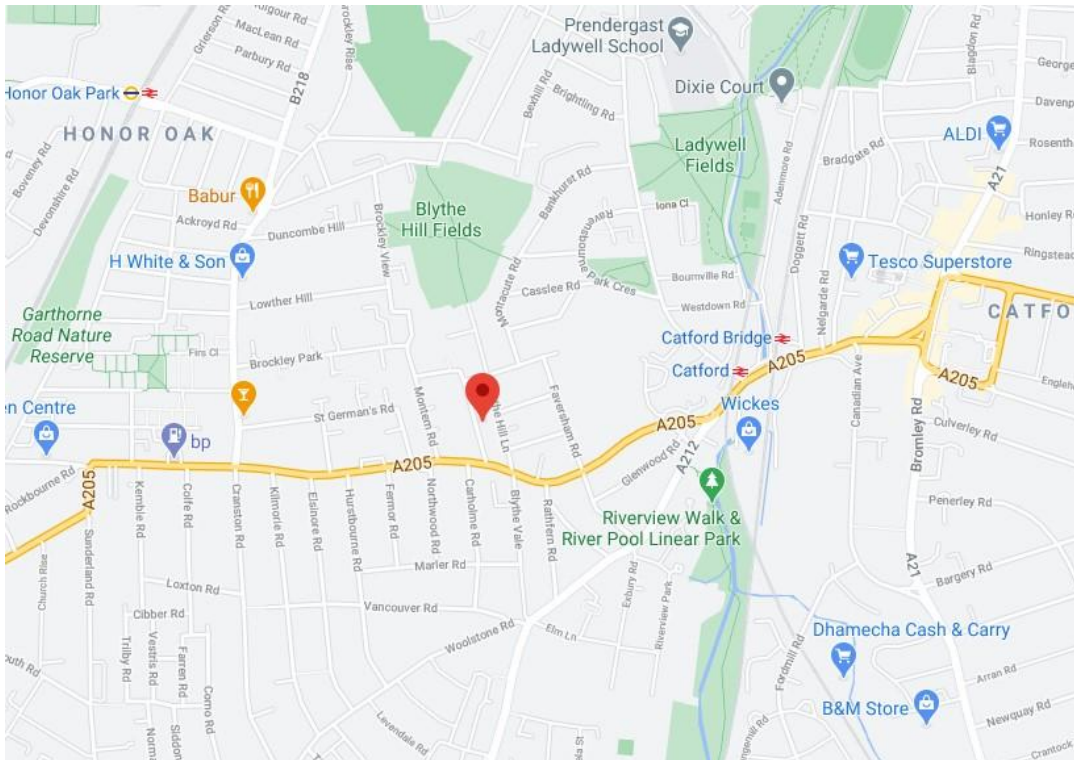
**733 Sq. ft/68.08 Sq. m**



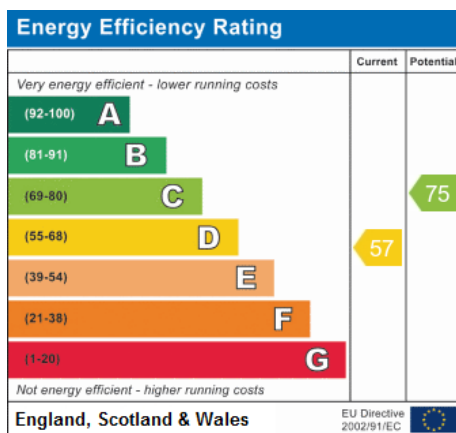
## GROUND FLOOR

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## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: Leasehold – approx. 157 years remaining  
 Service charge: As and when required  
 Ground rent: Peppercorn



Catford/Catford Bridge



Honor Oak Park



Lewisham

Lewisham Sales

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### Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: 044.21dm