


# **Hazelbank Road** | London, SE6 1LN

2 | 1 | 1 | **Asking Price £350,000** | **Share Of Freehold**

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# **Hazelbank Road,** London

Situated on Hazelbank Road, SE6, this two-bedroom first-floor flat offers well-proportioned accommodation, a private rear garden and the added advantage of being offered with no onward chain.

The property comprises a bright and spacious reception room with a large bay window allowing plenty of natural light into the space. There are two bedrooms, a separate kitchen and a bathroom with a shower. Bedroom One also provides direct access via a staircase leading down to the private rear garden. The property would benefit from some updating in places, making it an excellent opportunity for a buyer looking to modernise a home to their own taste.

A particular highlight is the private rear garden, offering a generous amount of outdoor space with plenty of potential to create an attractive garden and entertaining area.

Hazelbank Road is conveniently positioned for local amenities, schools and transport connections, with Bellingham and Catford within easy reach, providing access into Central London and the surrounding areas.

Offered with a Share of Freehold with no onward chain, this property would make an ideal first-time purchase, investment or opportunity for anyone looking for a home they can put their own stamp on.









# Interior

**Landing**

**Reception Room** 4.25m x 3.96m (13'11" x 13') Double glazed bay window, radiators, laminate.

**Kitchen** 3.05m x 3.09m (10' x 10'2") Window, wall mounted cupboard, counter tops, sink basin with mixer tap, splashback tile, tiled floor.

**Bedroom 1** 4.21m x 2.87m (13'10" x 9'5") Door with window, alcove space, radiator, laminate floor, door with staircase leading down to private rear garden.

**Bedroom 2** 3.56m x 2.52m (11'8" x 8'3") Window, alcove space, laminate floor.

**Bathroom** Window, half tiled walls, toilet, sink unit, shower cubicle, wall-mounted heated towel rail, tiled floor.

# Exterior

**Garden** Steps down and a path to garden area at the rear.

# Share Of Freehold Information

Time remaining on lease: 150 Years

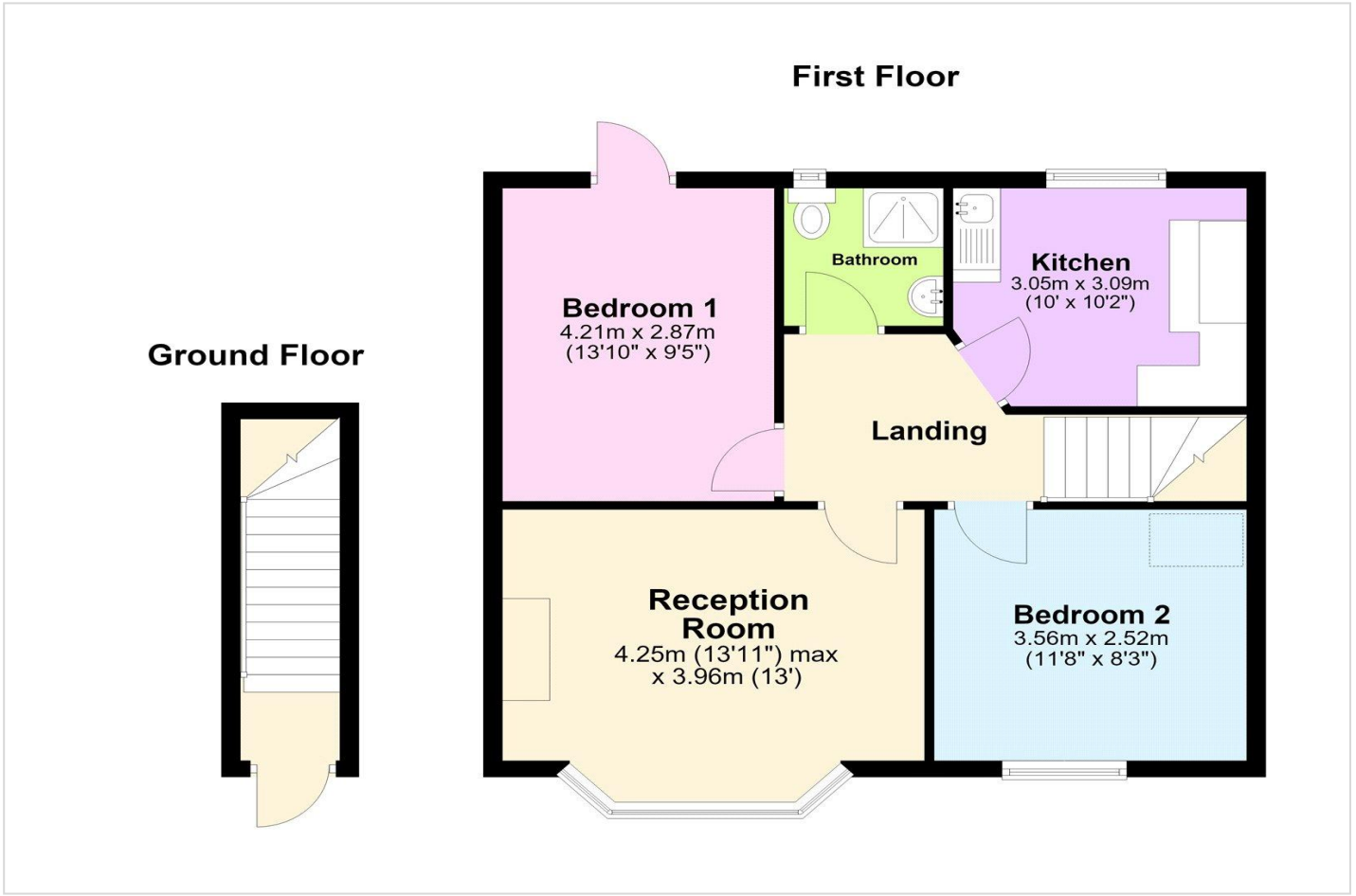
Ground Rent: None

Service Charge: None

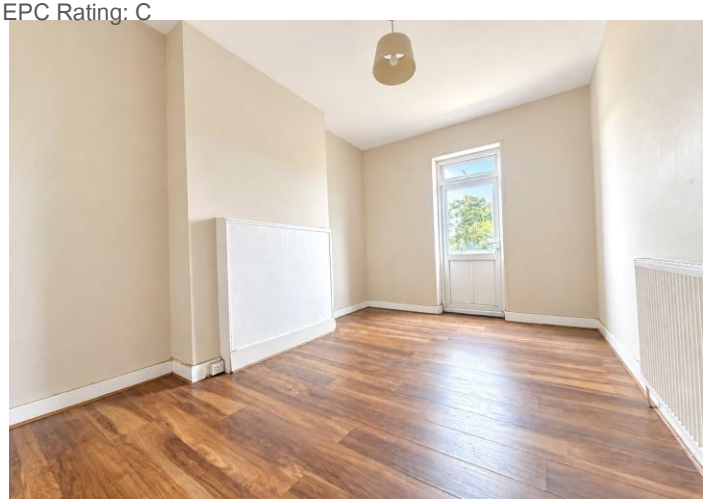
# Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C




EPC Rating: C

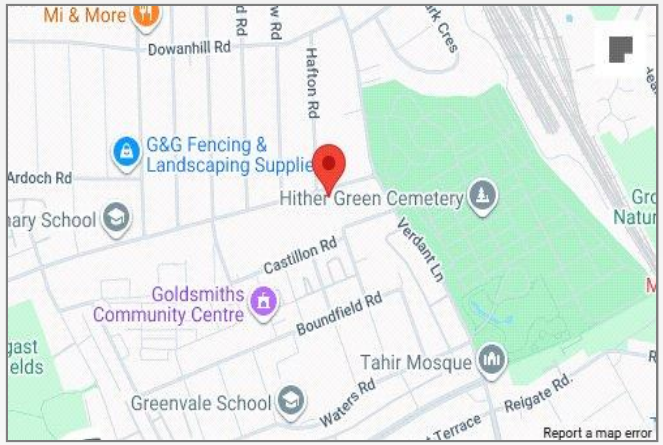






## Property Location

Hazelbank Road, London, SE6 1LN







*All distances from branch postcode. Train time from nearest station.

## Property Features

- Two Bedroom First Floor Flat
- Chain Free
- Private Rear Garden
- Separate Kitchen
- Convenient for Local Transport Links
- Well Proportioned Accommodation
- Spacious Reception Room
- Excellent Potential

## Location

Catford is an increasingly popular choice for commuters, thanks to its excellent transport connections. With two mainline stations offering direct services into Central London in as little as 10 minutes, it's ideal for those seeking a quick and easy journey into the city. Beyond its convenience, Catford offers a vibrant and growing community with a rich local character. The striking Art Deco Broadway Theatre hosts a diverse programme of performances and events throughout the year, while Mountsfield Park—one of South London's finest green spaces—provides a scenic retreat and is home to the popular annual People's Day festival. At the heart of the town stands the iconic Black Cat sculpture, a much-loved local landmark that perfectly captures the area's unique identity and charm. With its blend of connectivity, culture, and open space, Catford continues to grow in appeal among families, creatives, and professionals alike.




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