

Brownhill Road | London, SE6 2DA

2 1 1 **Asking Price: £375,000** **Leasehold**

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Brownhill Road, London

Offered to the market is this unique two-bedroom property, boasting stunning double-height ceilings, an impressive mezzanine-level reception room, well-proportioned accommodation and access to a shared garden, covered bike storage and driveway.

The property offers a welcoming kitchen and dining area, complete with fitted units, worktop space and plenty of room for dining. A spiral staircase leads to the impressive mezzanine level, where a separate reception room provides a comfortable space for relaxing, entertaining or working from home, creating a distinctive and versatile layout.

The accommodation further comprises two generously sized double bedrooms of similar proportions and a bathroom fitted with a bathtub, overhead shower, wash basin and WC.

The property's characterful layout makes excellent use of the available space, with a penthouse-style feel and Moroccan and Mexican-inspired character, it's truly something a little different from the ordinary.

Ideally positioned in a well-connected location, the property is within easy reach of two mainline stations, offering convenient connections into Central London. The beautiful Mountsfield Park is also nearby, providing lovely green open spaces and views across London. A variety of local amenities, including supermarkets, cafés, restaurants, a yoga studio and a reformer Pilates studio, are all within easy reach.

This attractive property presents a wonderful opportunity for buyers seeking a unique and memorable home, combining characterful accommodation with excellent local amenities and transport connections.









Interior

Kitchen/Dining Room 3.90m x 6.12m (12'10" x 20'1") Pendant lighting, double-glazed window, splashback tile, base and wall units, shelving, integrated fridge/freezer, plumbing for washing machine, oven and hob, rustic wood shelving, radiator, spiral staircase to mezzanine level, laminate floor.

Bedroom 1 3.74m x 3.49m (12'3" x 11'5") Pendant light, double-glazed window, fitted mirrored wardrobes, laminate floor.

Bathroom 1.7m x 2.29m (5'7" x 7'6") Ceiling Light, fully tiled walls, inset shelving, storage unit with sink basin and mixer tap, hidden cistern toilet, bathtub with shower head and glass screen, tiled floor.

Bedroom 2 2.43m x 4.91m (8' x 16'1") Pendant light, double door to Juliet balcony, laminate floor.

Reception Room 3.03m x 3.37m (9'11" x 11'1") Pendant light, shelving, rustic wood shelving, laminate floor.

Exterior

Garden Communal garden space.

Shared Driveway

Leasehold Information

Years Remaining: 111 years and 2 months

Service Charge: £1,900 pa

Ground Rent: £350 pa

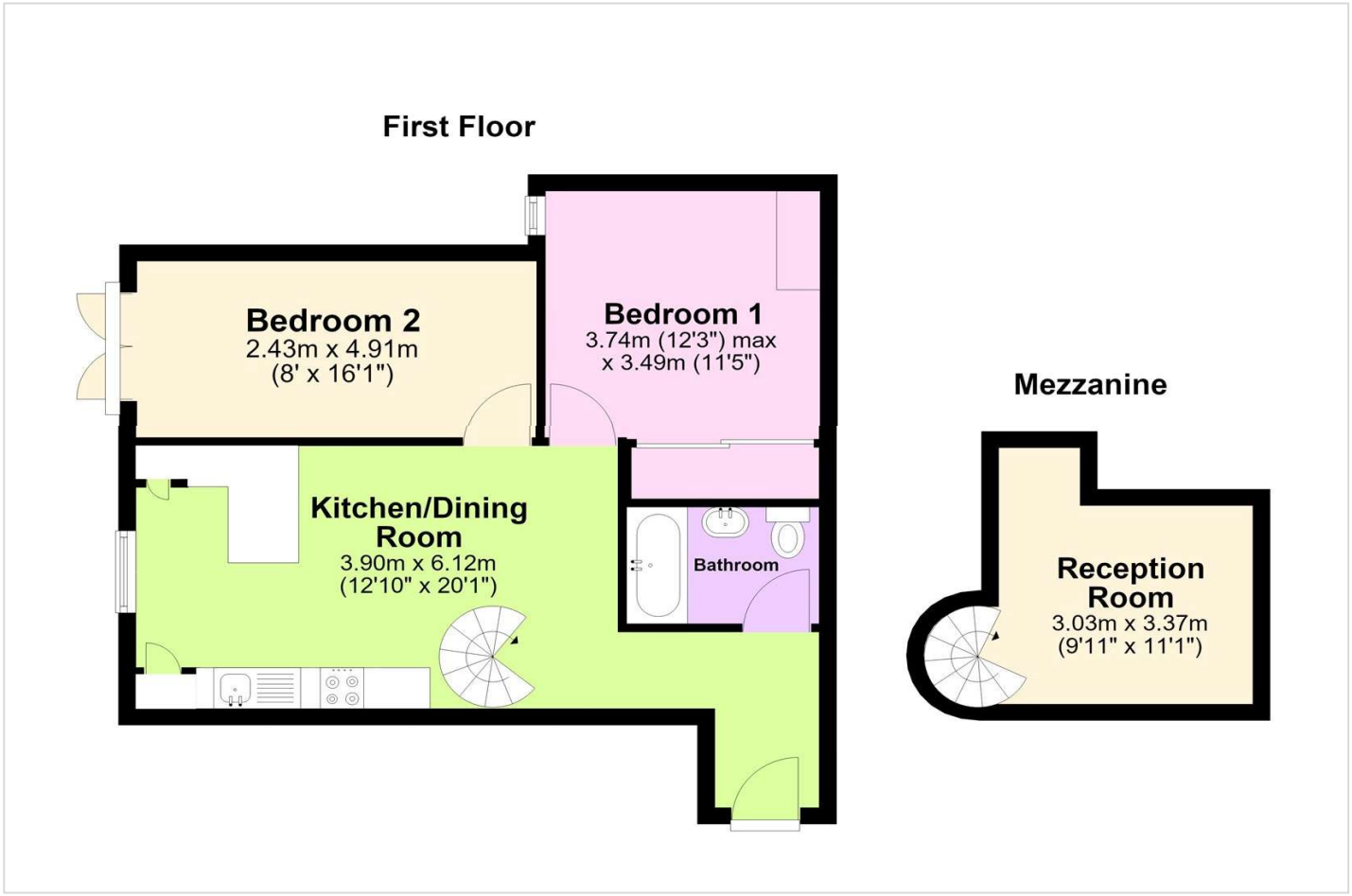
Additional Information

Local Authority: London Borough of Lewisham

Total Area: 742sqft

Council Tax: Band C

EPC Rating: D



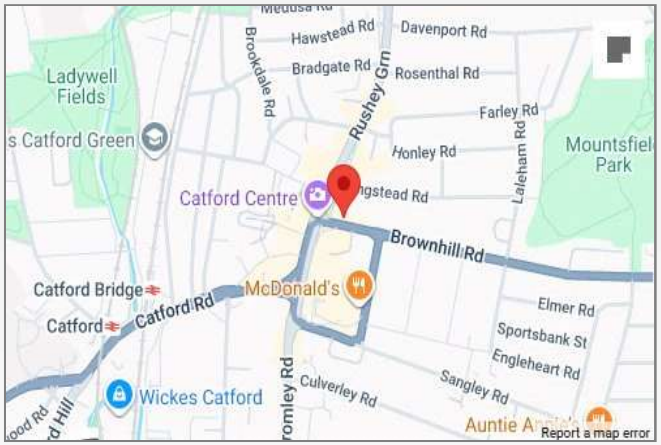






Property Location

Brownhill Road, London, SE6 2DA



6.7 Miles	9.2 Miles	14.4 Miles	24 Minutes
O2 Arena	Canary Wharf	M25 Junction 2	Train to London

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

Property Features

- Unique Mezzanine-Level Lounge/Snug
- Open Plan Kitchen & Dining Area
- Two Double Bedrooms
- Beautifully Decorated Throughout
- Shared Garden & Driveway
- Close Proximity To Local Amenities
- 0.3mi To Twin Catford Stations
- Total Area – 742sqft

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.

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