

IONA CLOSE, CATFORD, LONDON, SE6 4YN

ASKING PRICE £299,950- LEASEHOLD



Acting as vendors sole agents, Lilypad Estates are delighted to offer for sale this spacious two bed top floor flat located in a quiet Cul-de sac overlooking the beautiful greenery of Ladywell Fields.

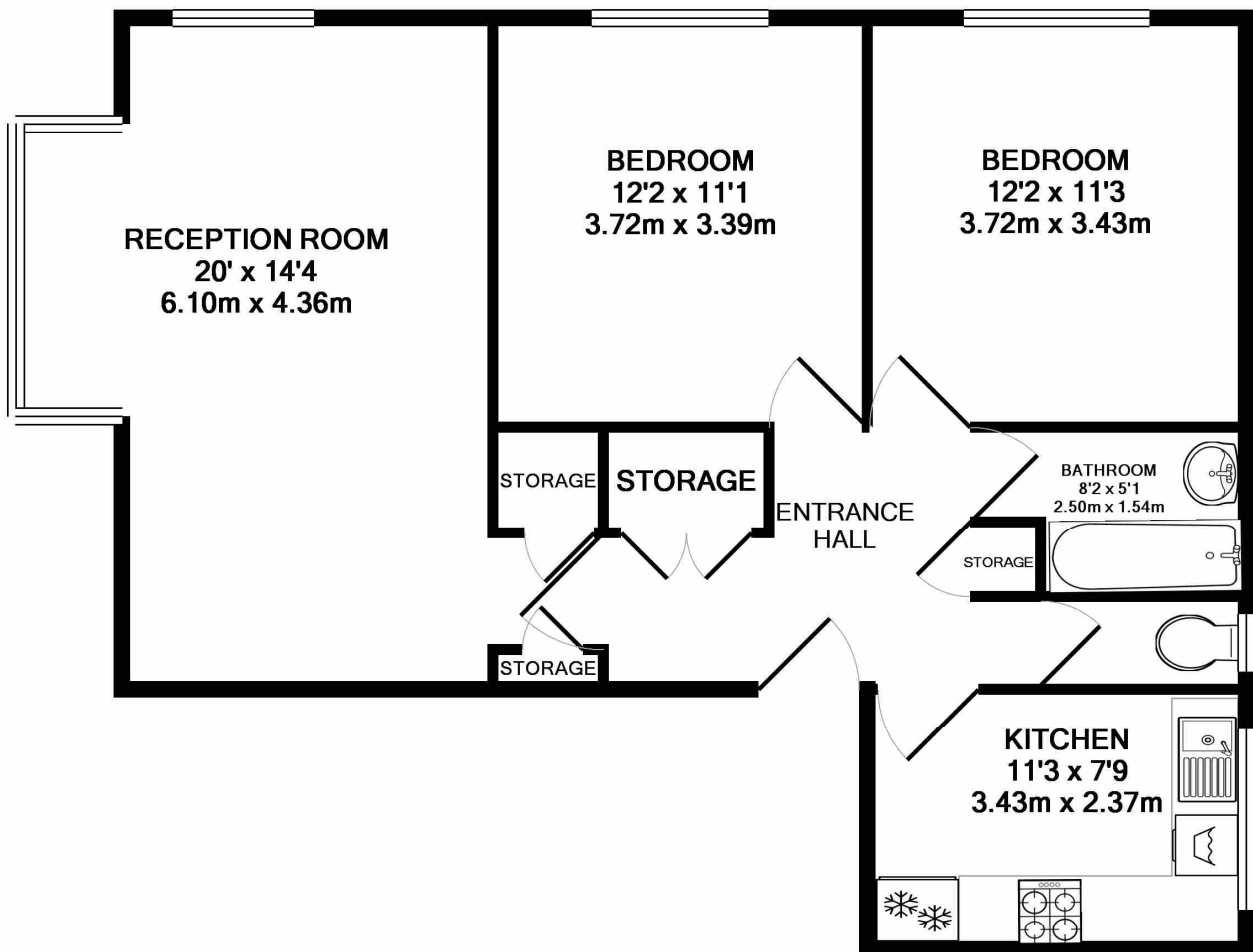
The property boasts from a spacious living room, two double bedrooms, three piece bathroom, fitted kitchen, plenty of storage, residents parking and it comes with an added benefit of no onward chain.

Iona Close is located on the borders of Catford and Brockley and is well positioned for particularly good local schools includes Stillness School, Prendergast Ladywell School & St Dunstans college .The property is within walking distance of Blythe Hill & Ladywell Fields and the transport links includes both Catford & Catford Bridge stations. Call us to arrange an early viewing.

TENURE: Leasehold – Approx.97 Years Remaining

GROUND RENT: £10 Per Annum

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.