



**Flat 43 Catalpa Court
Hither Green Lane
London
SE13 6TG**

Offers In Excess Of £235,000

bettermove

Hither Green Lane London

Bettermove are proud to present this 1 bedroom flat in London.

The property benefits from double glazing, and electric heating throughout, with allocated, underground parking available.

The council tax band is B.

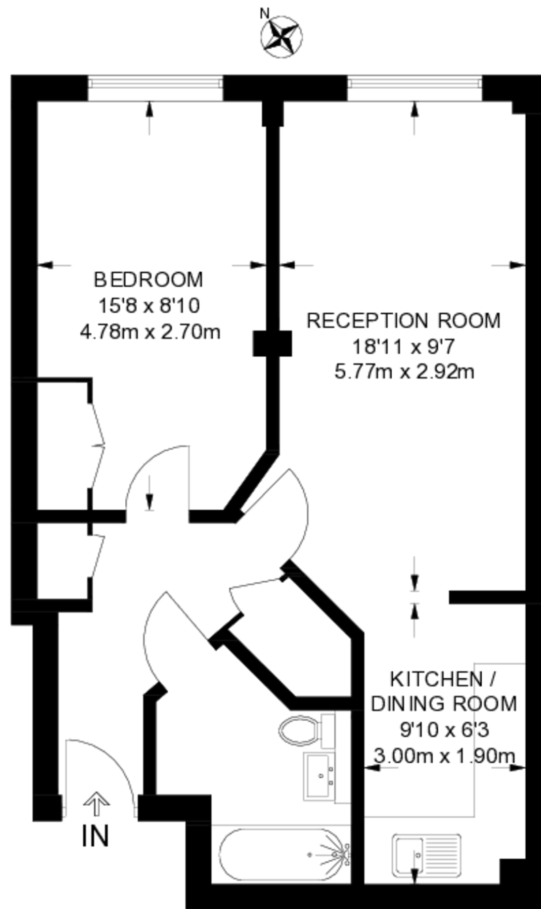
This is a leasehold property with 101 years remaining on the lease; the ground rent is £175.00 per annum, and the service charge is £2,000.00 per annum.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/diner, one double bedroom, complete with fitted wardrobes, and a family bathroom.

Located in the popular London Borough of Lewisham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Ladywell Station, a variety of local bus routes, and quick access to the A20, leading to the M25.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
541 SQ FT / 50.3 SQ M

This plan has been drawn for illustrative and identification purposes only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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