

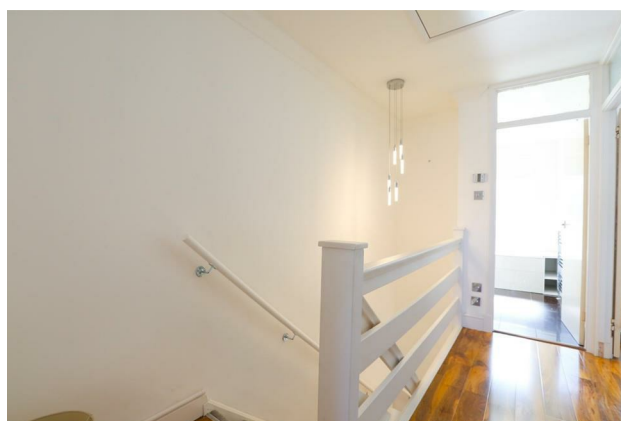
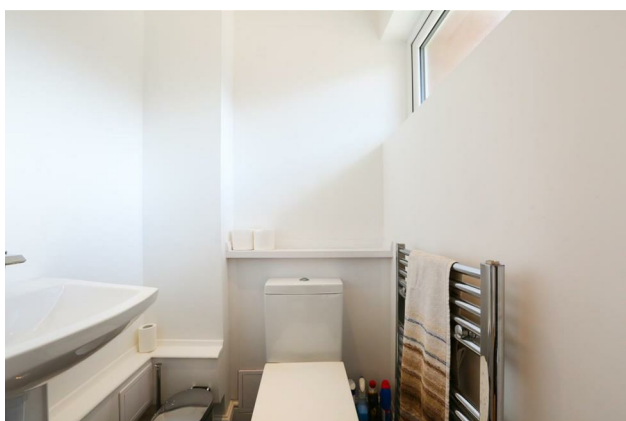
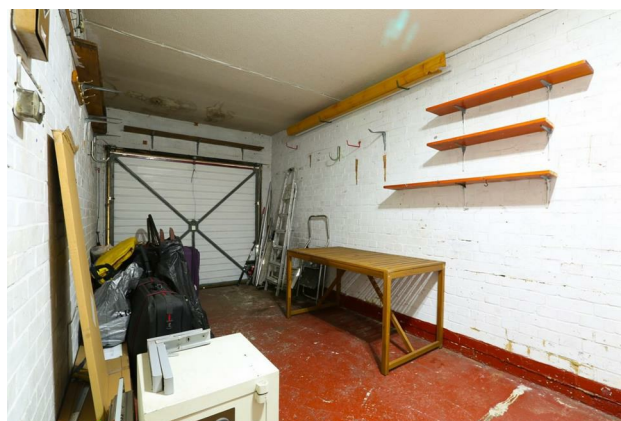
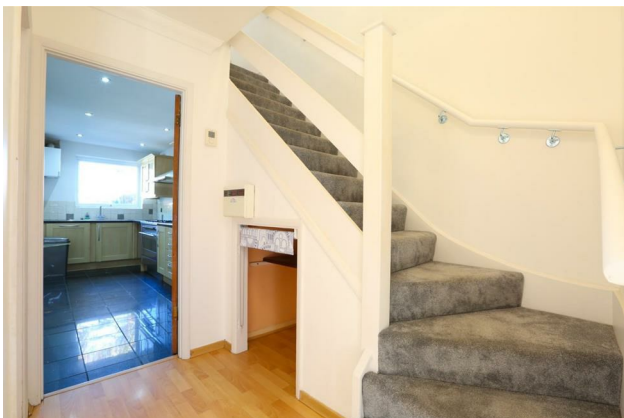
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HERE TO GET *you* THERE

Castlands Road, London, SE6

Guide price £500,000 to £550,000

Property Images



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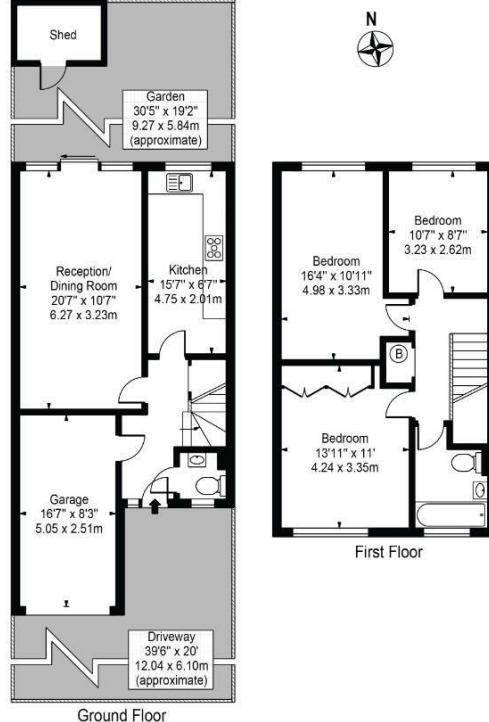
Property Images



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Castlands Road, SE6 4LN
 Approx. Gross Internal Area 1124 Sq Ft - 104.42 Sq M
 (Including Garage & Excluding Shed)
 Approx. Gross Internal Area Of Garage 136 Sq Ft - 12.63 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Guide Price £500,000 to £550,000. CHAIN FREE, three bedroom house with a GARAGE, DRIVEWAY, private GARDEN and offers approximately 1124 sqft of space. Four stations within a mile - direct to St Pancras, London Bridge and Charing Cross - plus top local schools and green space nearby.

Features

• Guide Price £500,000 to £550,000 • Chain free • Freehold on completion • Garage • Driveway • Approximately 1124 sq ft of space • 3 bedrooms • 4 train stations within approximately 1 mile • In Proximity of highly rated schools • In proximity to Mayow Park - a Green Flag Award

Winner Description

EPC D | Council Tax Band D | Freehold on completion

A well-proportioned three-bedroom house on Castlands Road, complete with its own front driveway, garage and private garden. Offering generous, flexible living space, it's ideally suited to family life - with three bedrooms, a family bathroom, a separate living room and a well-sized family kitchen. The driveway and garage provide off-street parking for two vehicles, or valuable additional storage - a genuine rarity at this price.

The property is well located for local schools, transport, green space and everyday conveniences.

LOCAL TRANSPORT, RECREATION AND SHOPPING

Bellingham station is approximately 0.5 miles away and sits on the Thameslink network, offering direct services into central London - including Blackfriars, City Thameslink, Farringdon and St Pancras International - without changing. For added choice, Lower Sydenham station is approximately 0.9 miles away, with direct trains to London Charing Cross and London Cannon Street, plus connections to Canary Wharf and other key London stations. Typical journey times into town are around 30 minutes.

Catford and Catford Bridge stations are both approximately 0.8 miles away - an unusual and rather charming pair, sitting just minutes' walk apart, which between them open up almost all of central London. Catford Bridge (Southeastern) offers direct trains to London Bridge in around 11 minutes, plus Waterloo East, Charing Cross and Cannon Street - the latter calling at Lewisham for the DLR to Canary Wharf. Catford (Thameslink) adds direct services to Blackfriars, Farringdon and St Pancras International. Together, they give the area exceptional flexibility for commuters.

Catford town centre is a lively and increasingly sought-after area, currently undergoing a phased, "retrofit-first" regeneration programme designed to enhance its cultural and commercial spaces. Current highlights include the beautifully restored, Grade II-listed Broadway Theatre, a bustling street market operating six days a week on Catford Broadway, and a popular monthly food market held on the last Sunday of every month. Social life features The Catford House - the historic Catford Constitutional Club pub beautifully restored as a thriving community hub - alongside a growing line-up of independent cafés and bars. These sit alongside essential everyday staples, including a Tesco superstore, the local library, and the town's iconic giant cat landmark. Looking ahead, the town centre's cultural footprint is proposed to expand further. Future plans for the area include the highly anticipated opening of The Castle Catford (a new three-screen independent cinema and community space occupying the former Catford Mews site) among other exciting proposals.

Wildcat Wilderness - approximately 0.5 miles away - is one of the area's real hidden gems: a 6.5-acre community woodland and orchard restored by local volunteers along the Pool River, with veteran fruit trees over a century old. It hosts forest-school sessions, family nature activities and volunteer days throughout the year - a

wonderful resource for families who love the outdoors. The adjoining Pool River walk offers an easy green route for strolls and dog walking right on the doorstep.

Mayow Park - Lewisham's oldest municipal park and a Green Flag Award winner - is approximately 0.9 miles away. A genuine local favourite, it offers a much-loved café (Brown & Green, in the former pavilion), an outdoor gym, tennis courts, a cricket pitch, a children's playground, a nature reserve, a community orchard and a meadow area - something for every age.

For weekends, Beckenham Place Park is around two miles away - an easy drive or cycle - and well worth it: 96 hectares of woodland and parkland that's home to London's first purpose-built swimming lake, along with a Georgian mansion café and bar, playgrounds, cycle and nature trails, a Parkrun and a year-round events calendar. Closer to home, Catford town centre offers everyday shops, independent eateries and the popular Catford Mews cinema, all part of an area with real momentum behind it.

Bell Green Retail Park is approximately 0.6 miles away and covers most of your everyday needs under one roof. The newly opened M&S Food (September 2026) joins an established line-up of well-known names, including:

M&S Food (new)
Sainsbury's (Superstore)
Aldi
B&Q
Next
Currys
Sports Direct
Pets at Home
Costa Coffee
McDonald's

SCHOOLS

The immediate area is exceptionally well served for schools, with two highly regarded primaries within roughly a third of a mile of the property. A number of local schools have earned "Outstanding" ratings from Ofsted at their graded inspections. Details below are drawn via Locrating (correct as of 19.9.26):

Rathfern Primary School (approx. 0.3 miles)

Rated Outstanding at its most recent full graded Ofsted inspection

Kilmorie Primary School (approx. 0.3 miles) - Ofsted, July 2024

Quality of education - Good
Behaviour and attitudes - Good
Personal development - Good
Leadership and management - Good
Early years provision - Good

Forest Hill School (secondary)

The quality of education - Good
Behaviour and attitudes - Good
Personal development - Good
Sixth form provision - Good
Leadership and management - Good

Please note that from September 2024 Ofsted no longer issues single-word overall grades for state schools in England, and some ratings above reflect earlier inspection frameworks. We'd always recommend confirming the latest Ofsted reports and current catchment directly with the schools and the local authority.

LOCAL SELLING STATS

Hunters Estate Agents Forest Hill have sold several houses and flats in proximity to Castlands Road, SE6, over the last 10 years. A recent local sale achieved:

Offers received at 100% of the guide price
10 viewings held
2 offers received - a 20% viewing-to-offer conversion
First offer received within 12 days of coming to market
Offer accepted on day 18 of going to market

Hunters also let and manage properties in the immediate area around Castlands Road SE6.

Please contact Hunters to arrange your viewing.

Verified Material Information

Costs and tenure

Tenure: FREEHOLD - currently leasehold but seller is obtaining freehold to transfer to the buyer on completion
Council tax band: D
EPC rating: D

The building

Mid-terrace house, standard construction
Accessibility adaptations: None

Services

Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: Driveway and Garage
Not in a controlled parking zone
No disabled parking available

Risks and restrictions

Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (SGL102527):

- The owner must not do anything on the property that causes annoyance or damage to the neighbors.
- The owner is required to pay a fair share of the costs for maintaining and repairing shared sewers and drains.
- The property cannot be used as a petrol filling station.
- There is a standard restriction that prevents a single owner from selling the property without a court order; this is a common safeguard used when a property is owned by two or more people to protect their joint interests.
- The current owner must obtain written consent from their mortgage lender before selling the property. This is a routine administrative step that your solicitor will manage as part of the standard completion process.

No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.