



Guide Price £425,000 Share of Freehold
2 bedroom maisonette

Catford Hill
Catford

Read all about it...

Superbly located for transport links and right by the Twin Catford Stations is this spacious split level two bedroom period property which occupies the first and second floor of this terraced period property. Bright and spacious throughout, this home boasts a 17'6" living room with separate kitchen, a three-piece family bathroom and a double bedroom on the first floor with an additional double bedroom and nursery/study on the second floor.

Catford Hill is 0.3 miles to both Catford Stations with direct trains to London Bridge, Charing Cross, Cannon Street and Farringdon. Lewisham for the DLR and Hither Green station are also easily accessed and along with useful bus routes it is a very well-connected location. Catford has a thriving town centre with high street retailers as well as an increasing range of bars and restaurants and the beautiful Art Deco Catford Broadway Theatre, regular food markets and art and film events. The property is also in close proximity to Blythe Hill Fields and Riverview walk offering local green space.

Tenure: Share of Freehold

GROUND FLOOR

Entrance Hall

Ceiling light, fitted carpet.

FIRST FLOOR

Landing

Ceiling light, fitted carpet.

Living Room

17' 6" x 15' 1" (5.33m x 4.60m)

Spotlights, double-glazed windows to front, alcove cupboards, radiator, fitted carpet.

Bedroom

12' 0" x 12' 11" (3.66m x 3.94m)

Pendant ceiling light, double-glazed window to rear, radiator, fitted carpet.

Bathroom

Ceiling light, double-glazed windows to side, tiled splashback, panel enclosed bath, pedestal basin, W/C, tiled flooring.

Kitchen

11' 1" x 13' 5" (3.38m x 4.09m)

Track lighting, double glazed windows to rear, matching wall and base units, laminate worktop with tiled splashback, stainless steel sink with drainer, space for cooker, space for washing machine, space for under counter fridge and freezer, radiator, lino flooring.

SECOND FLOOR

Landing

Spotlight, fitted carpet.

Bedroom

11' 6" x 12' 4" (3.51m x 3.76m)

Pendant ceiling light, double-glazed window to rear, fitted cupboard, radiator, fitted carpet.

Nursery/Study

6' 6" x 7' 2" (1.98m x 2.18m)

Ceiling light, double glazed window to side, radiator, fitted carpet.



Total Area: 94.6 m² ... 1018 ft²

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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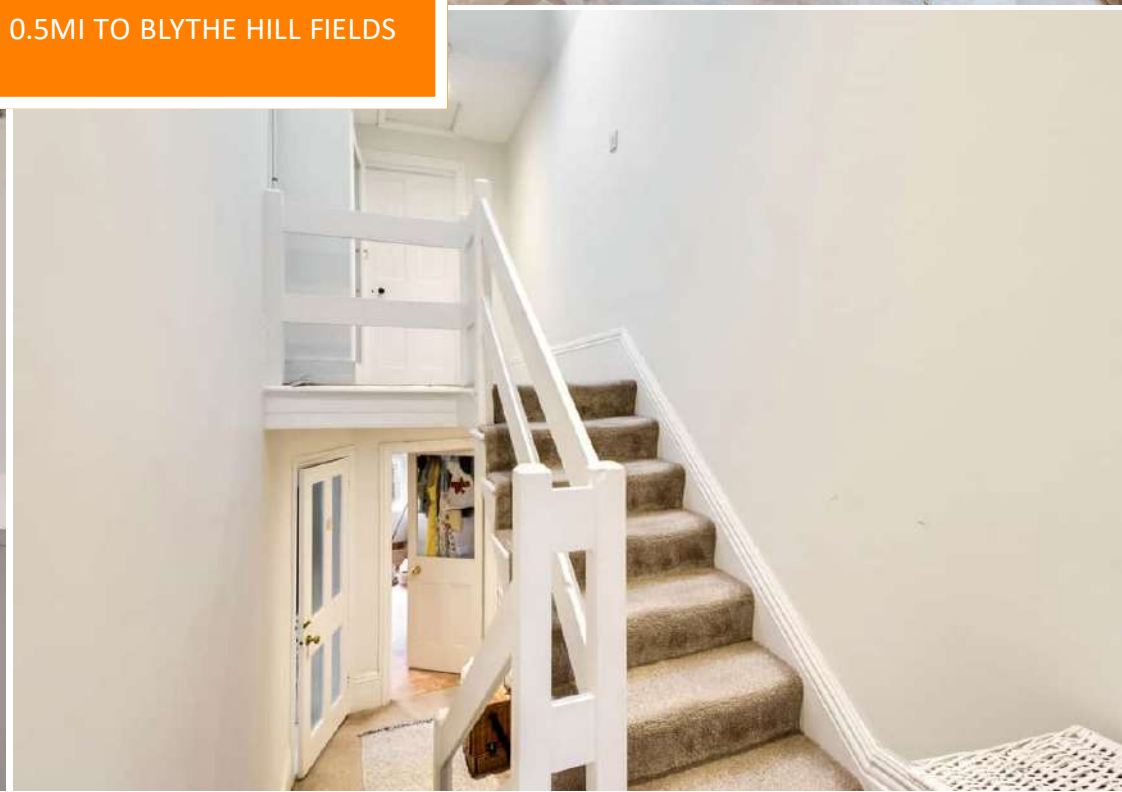
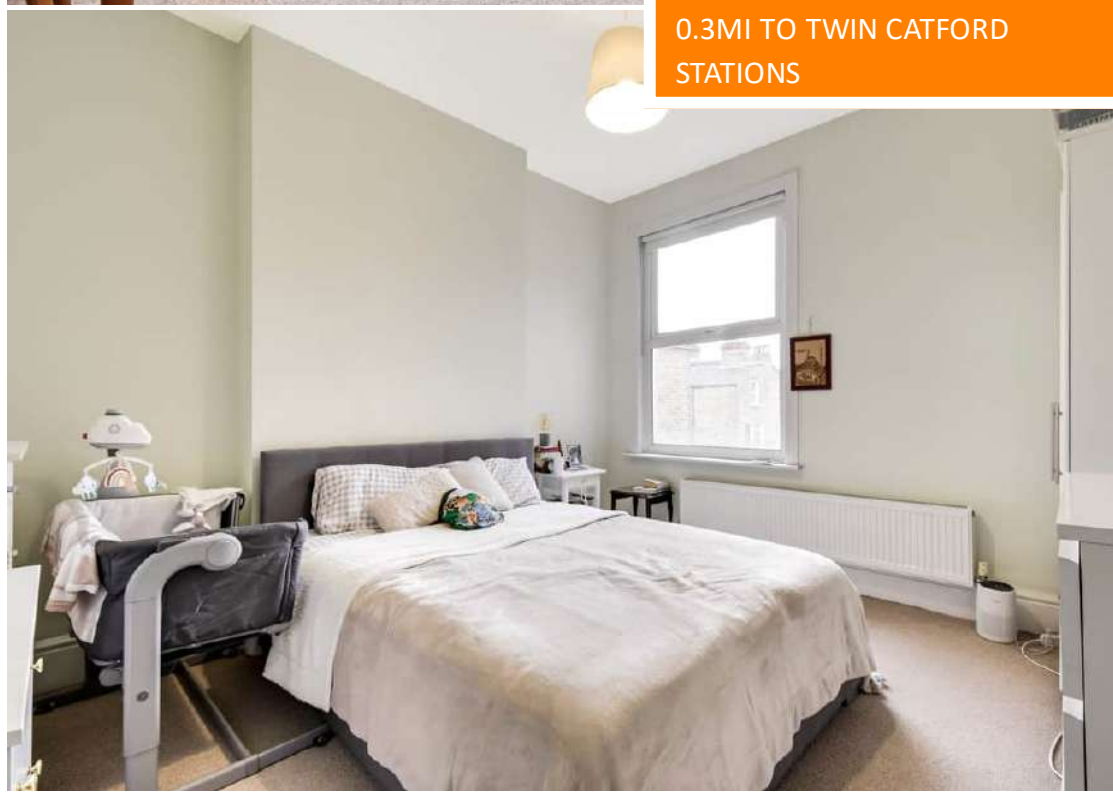
Call 020 8690 3656 or email us at catford@stanfordstates.london to arrange a viewing or request further information

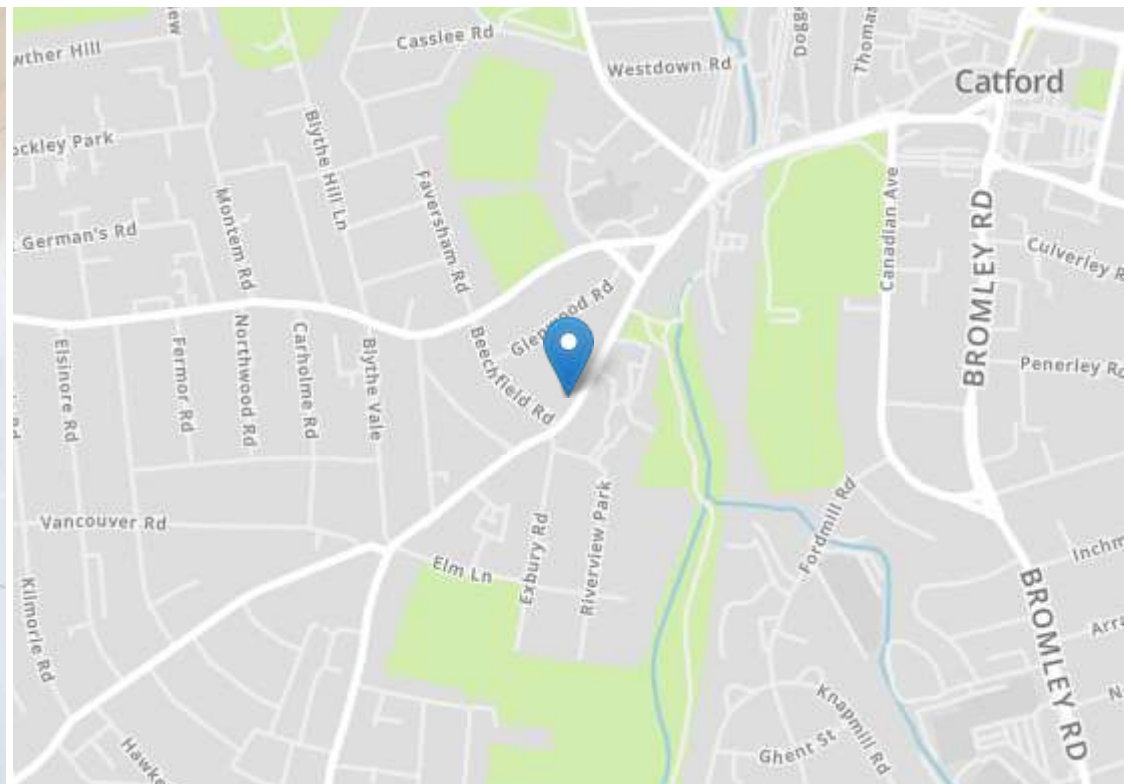
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SPLIT LEVEL MAISONETTE
2 DOUBLE BEDROOMS
0.3MI TO TWIN CATFORD
STATIONS

SHARE OF FREEHOLD
TOTAL AREA: 1,018SQFT.
0.5MI TO BLYTHE HILL FIELDS





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 67 | 79 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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