

Stanfords
— sales & lettings —



Guide Price £325,000 Leasehold

2 bedroom flat

Broadfield Road
Catford

Read all about it...

****GUIDE PRICE: £325,000-£335,000**** Located on a quiet residential street in Catford, is this split-level two-bedroom flat which occupies the first and second floor of a terraced house.

The property consists of a spacious living room, a modern kitchen and a three-piece bathroom on the first floor and two double bedrooms on the second. The property also benefits from off-street parking.

Broadfield Road is located 0.5 miles from Hither Green Station with direct trains to London Bridge, Charing Cross, Waterloo and Cannon Street. Lewisham for the DLR and Catford Twin stations 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 Mountsfield Park, offering local green space.

Tenure: Leasehold | **Council Tax:** Lewisham Band C

FIRST FLOOR

Living Room

11' 4" x 18' 6" (3.45m x 5.64m)

Spotlights, double-glazed bay windows to the front, radiator, storage under stairs, wood flooring.

Bathroom

Spotlights, double-glazed window to the rear, free-standing wash basin, panel-enclosed bath/shower, W/C, tile flooring.

Kitchen

7' 10" x 8' 0" (2.39m x 2.44m)

Spotlights, double-glazed window to rear, matching wall and base units, stainless steel sink with drainer and single mixer tap, tile splashback, integrated oven and gas hob, extractor hood, integrated dishwasher, tile flooring.

SECOND FLOOR

Landing

Spotlights, fitted carpet

Bedroom

13' 5" x 8' 3" (4.09m x 2.51m)

Spotlights, double-glazed window to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom

13' 5" x 9' 3" (4.09m x 2.82m)

Spotlights, skylights, radiator, fitted carpet.



Total Area: 57.4 m² ... 617 ft² (excluding eaves storage)

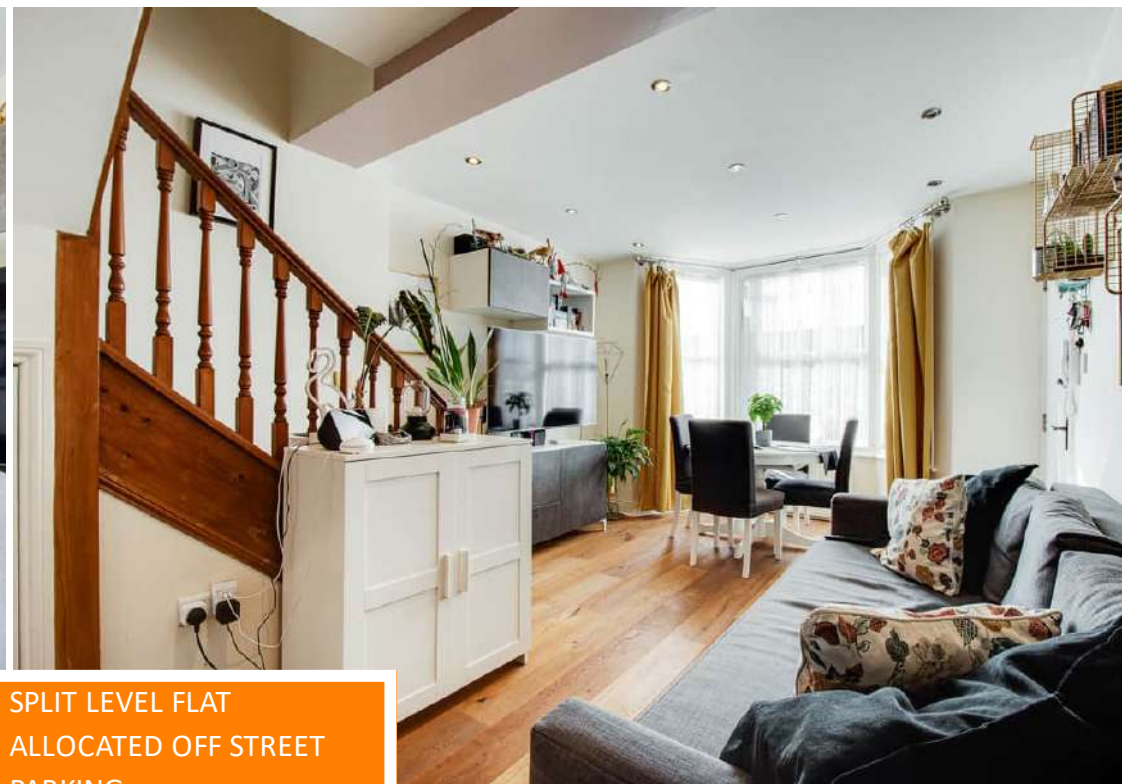
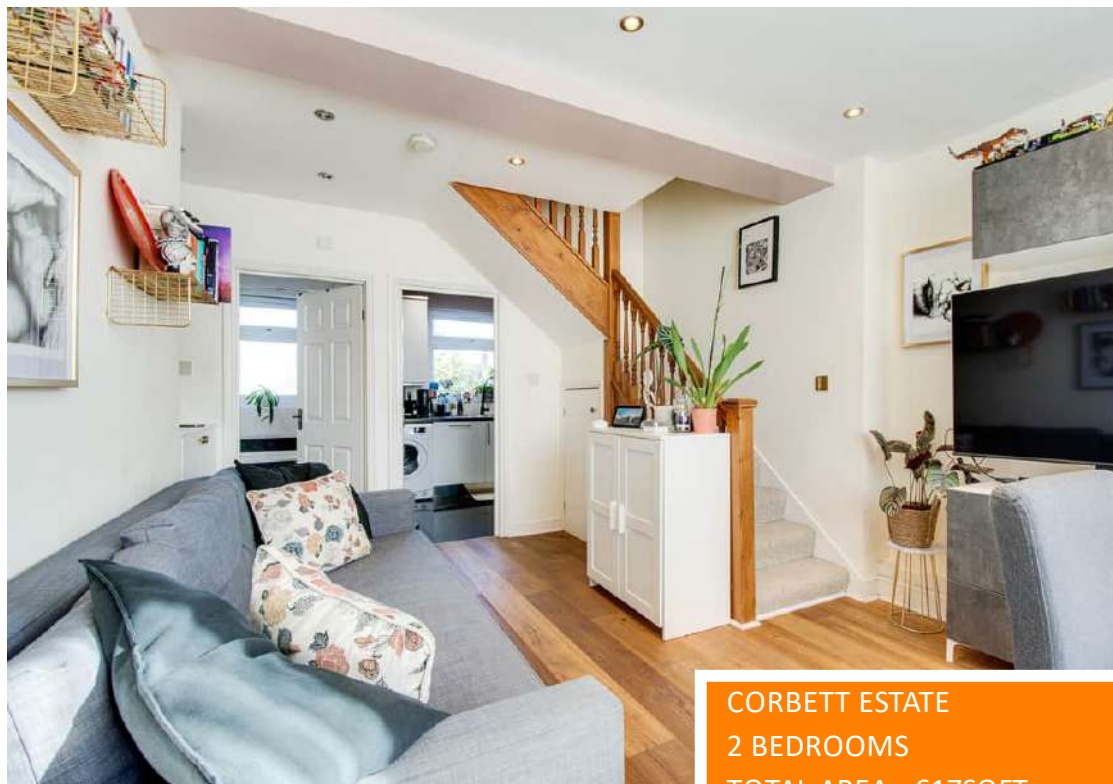
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

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

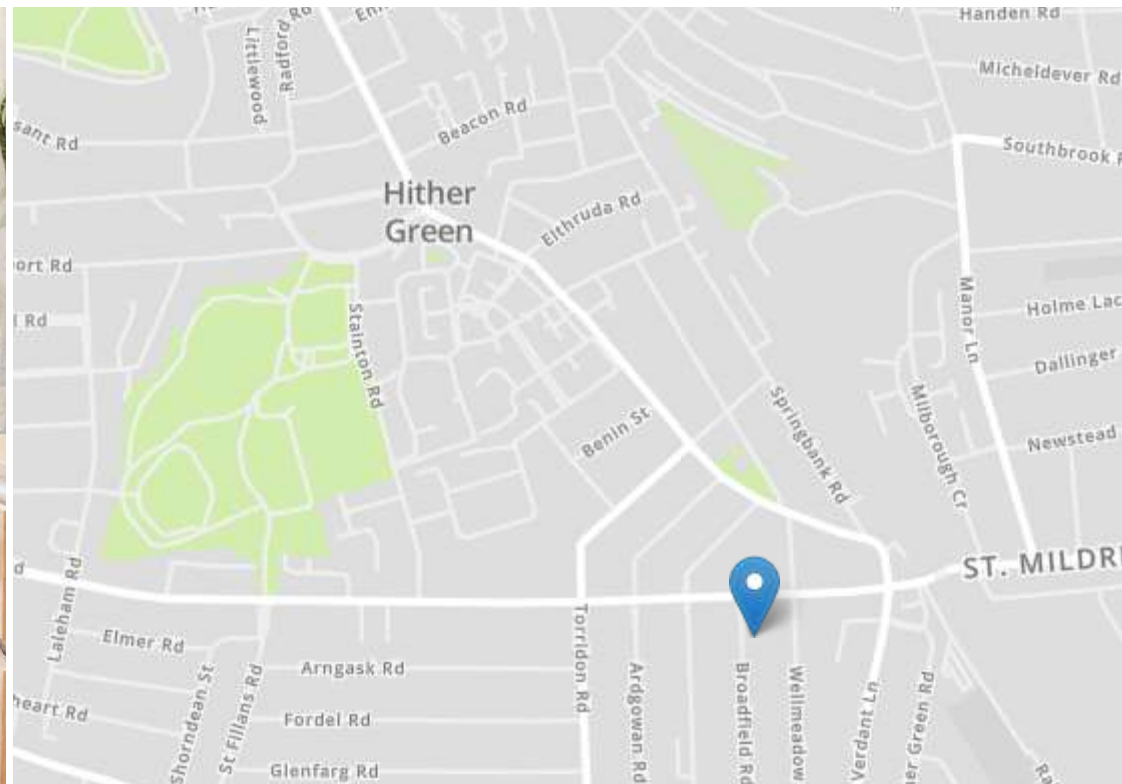
www.stanfordstates.london



CORBETT ESTATE
2 BEDROOMS
TOTAL AREA - 617SQFT.

SPLIT LEVEL FLAT
ALLOCATED OFF STREET
PARKING
0.5MI TO HITHER GREEN
STATION





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.