



**Guide Price £400,000 Leasehold**  
2 bedroom maisonette

Shorndean Street  
Catford



# Read all about it...

This immaculately presented two-bedroom maisonette is perfect for buyers seeking a move-in-ready home in a vibrant area with fantastic commuter links.

Set on the first floor, this light and modern property boasts its own private entrance and a west-facing garden. It features two well-proportioned bedrooms, each with built-in storage, and a spacious lounge with ample dining space. Further along the hallway, you'll find a modern shower room and a contemporary kitchen equipped with sleek fitted units.

The rear garden can be accessed via a balcony off the kitchen. This lovingly maintained space includes a well-kept lawn with plant borders and a raised patio—an ideal setting for alfresco dining, gardening enthusiasts, or simply enjoying peace and tranquility.

Ideally located just 0.7 miles from Catford Twin Stations, offering frequent bus and rail connections to Central London and beyond. The local area provides a diverse selection of shops, supermarkets, and exciting places to eat and drink, along with essential amenities such as a GP practice, dentist, and a 24-hour PureGym, all within walking distance. Shorndean Street is well-served by excellent nurseries and schools, and just a stone's throw from the beautiful open spaces of Mountsfield Park.

**Tenure:** Leasehold (89 years remaining ) | **Service Charge:** £51pm | **Ground Rent:** £10pa | **Council Tax:** Lewisham band C

## FIRST FLOOR

### Lounge

12' 8" x 11' 5" (3.86m x 3.48m)

Double-glazed bay windows, wall mounted lights, radiators, fitted carpet.

### Kitchen

12' 0" x 6' 11" (3.66m x 2.11m)

Double-glazed windows and door to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, hob and extractor hood, wall radiator, combi boiler, laminate flooring.

### Bedroom

13' 3" x 10' 2" (4.04m x 3.10m)

Double-glazed windows, inset ceiling spotlights, built-in wardrobe, radiator, fitted carpet.

### Bedroom

9' 6" x 9' 5" (2.90m x 2.87m)

Double-glazed windows, pendant ceiling light, built-in wardrobe and shelving, radiator, fitted carpet.

### Shower Room

7' 3" x 5' 10" (2.21m x 1.78m)

Double-glazed windows, inset ceiling lights, walk-in shower with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, laminate flooring.

## OUTSIDE

### Garden

13' 1" x 42' 8" (4m x 13m)

Balcony and stairs leading to private garden with lawn, plant borders and raised patio.



Total Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup> (excluding garden)

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.

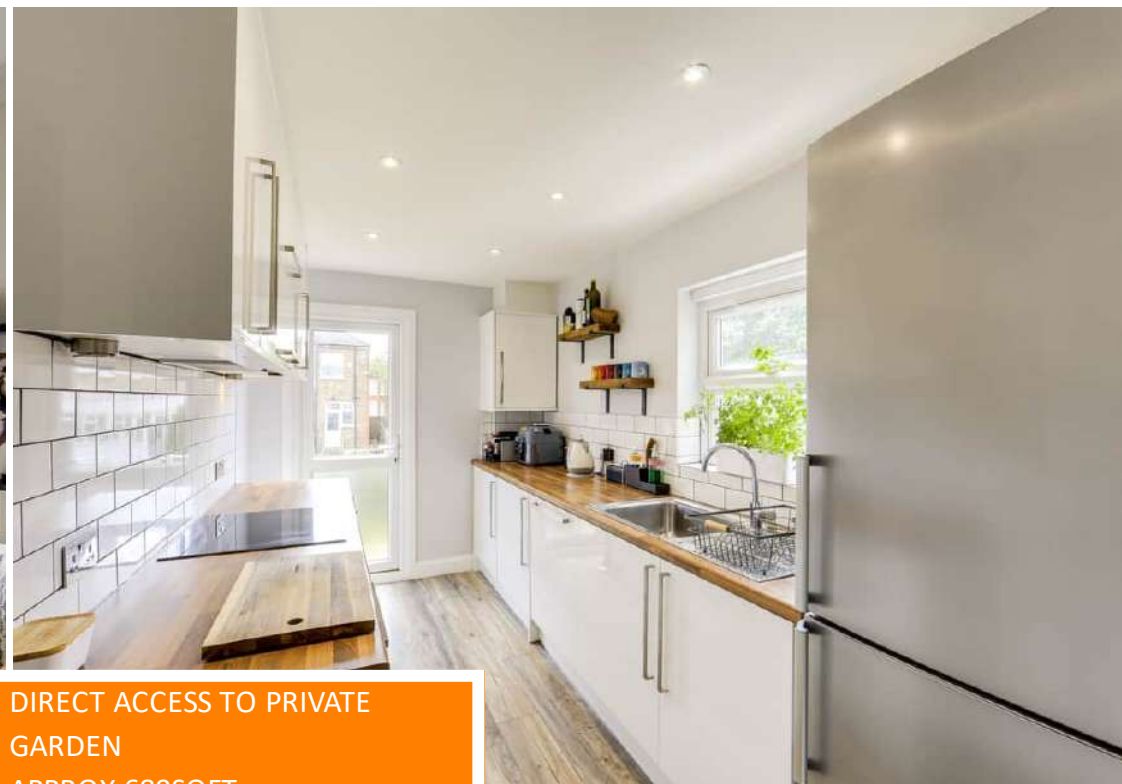
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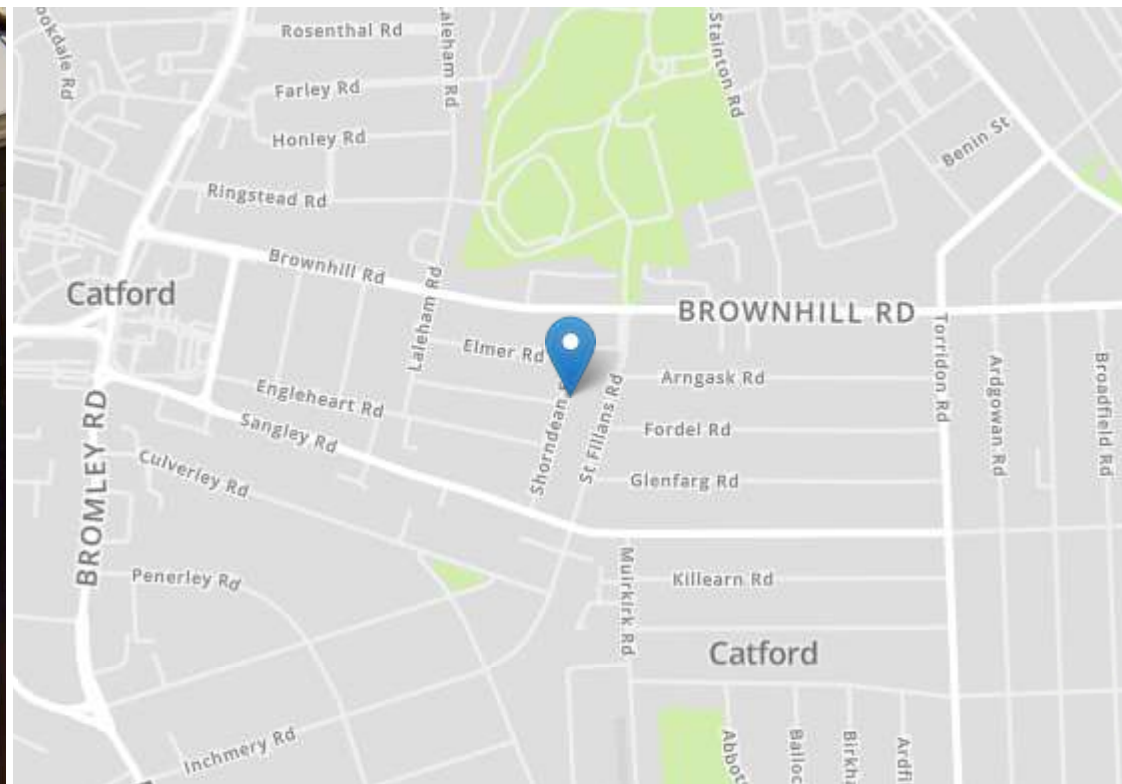
FIRST FLOOR MAISONETTE  
MODERN KITCHEN & BATHROOM  
CLOSE TO MOUNTSFIELD PARK



DIRECT ACCESS TO PRIVATE  
GARDEN  
APPROX 689SQFT.  
0.7MI TO TWIN CATFORD  
STATIONS







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



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