

Stanfords
— sales & lettings —



£425,000 Leasehold Share of Freehold
2 bedroom flat

Laleham Road
Catford

Read all about it...

Offered to the market with no onward chain, this light and modern two-bedroom flat, set on the ground floor of a charming period conversion, offers a beautifully presented living space and a private garden.

Inside, the flat comprises two well-proportioned double bedrooms, with the master featuring bespoke fitted wardrobes, and a contemporary bathroom. At the rear, the open-plan kitchen and lounge area is bathed in natural light from dual aspect windows, showcasing sleek units with integrated appliances and a built-in breakfast bar. French doors open onto a patio area, ideal for alfresco dining, while the lovingly maintained garden backs onto mature trees of Mountsfield Park and provides a perfect setting for relaxing, playing, and indulging in gardening.

Perfectly situated for those seeking convenient transport links and a vibrant local community, this flat is just 0.7 miles from the Twin Catford Stations, offering frequent bus and rail connections to Central London and beyond. The surrounding area offers a diverse selection of shops, supermarkets, and enticing places to eat and drink, along with essential amenities like a nearby GP surgery and a 24-hour Pure Gym. The beautiful green open spaces of Mountsfield Park are also just a stone's throw away.

Tenure: Share of Freehold | **Service Charge:** Ad Hoc | **Ground Rent:** Peppercorn | **Council Tax:** Lewisham band B

**GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
PRIVATE GARDEN
0.7 MI TO TWIN CATFORD
STATIONS**

**SHARE OF FREEHOLD
OPEN PLAN KITCHEN/LIVING
ROOM
BACKS ONTO MOUNTSFIELD
PARK**



Like what you see?

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



GROUND FLOOR

Entrance Hall

Pendant ceiling light, storage cupboard, wood flooring.

Open Plan Lounge & Kitchen

19' 10" x 10' 0" (6.05m x 3.05m)

Double-glazed windows and French doors to garden, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, oven, grill, gas hob and extractor hob, combi boiler, wall radiator, wood flooring.

Bedroom

13' 4" x 11' 9" (4.06m x 3.58m)

Double-glazed windows, ceiling light, built-in wardrobes, radiator, wood flooring.

Bedroom

10' 11" x 9' 11" (3.33m x 3.02m)

Double-glazed window, ceiling light, radiator, wood flooring.

Bathroom

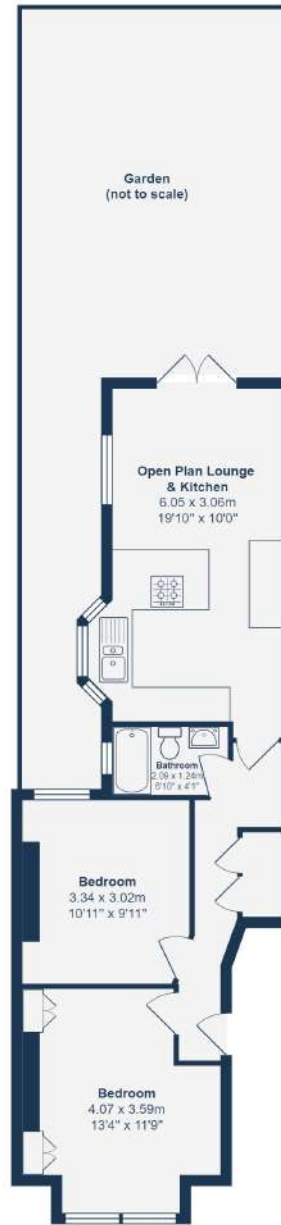
6' 10" x 4' 1" (2.08m x 1.24m)

Window, ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Garden

Gravel patio leading to lawn with mature plant borders and storage shed.



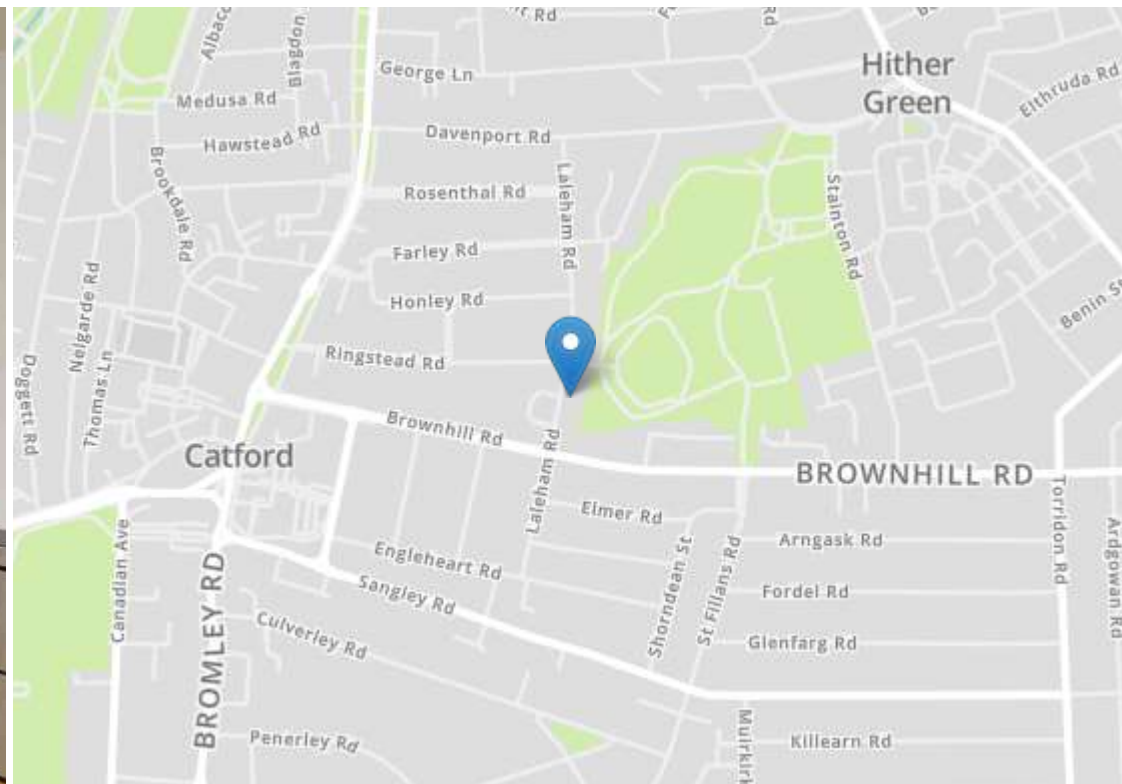
Ground Floor

Total Area: 51.9 m² ... 558 ft² (excluding garden)

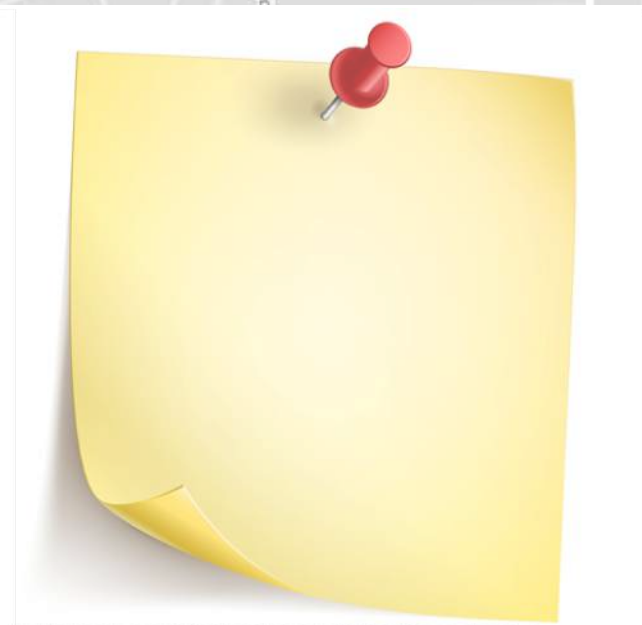
Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(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.