

Stanfords
— sales & lettings —



Guide Price £390,000 Share of Freehold

2 bedroom maisonette

Bromley Road

Catford

Read all about it...

This light and spacious two-bedroom maisonette, located in Cavendish Court, offers convenience and comfort within a private residential block. The property benefits from its own private entrance, allocated parking in a gated underground garage, and access to a well-maintained communal garden.

Inside, the maisonette is bright and well-presented throughout. The roomy landing opens into a sunny lounge with dual-aspect windows, providing plenty of natural light and ample space for dining. Further along, there's a good-sized kitchen, two generously proportioned bedrooms, and a bathroom. A large loft offers additional storage space.

Perfectly positioned for transport links, the property is within walking distance of both Catford stations and Catford Town Centre. You'll also find a variety of exciting restaurants, shops, supermarkets, and the popular independent cinema, Catford Mews, nearby.

Tenure: Share of Freehold (900+ years remaining on lease) | **Monthly Service Charge:** £141 | **Ground Rent:** Peppercorn | **Council Tax:** Lewisham band D

**FIRST FLOOR MAISONETTE
COMMUNAL GARDEN
0.4 MI FROM CATFORD
STATIONS**

**PRIVATE ENTRANCE
SECURE UNDERGROUND
PARKING
APPROX 795SQFT.**



Like what you see?

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



FIRST FLOOR

Landing

Pendant ceiling lights, access to loft, cupboard, radiator, fitted carpet.

Lounge

16' 3" x 11' 7" (4.95m x 3.53m)

Double-glazed sash windows, pendant ceiling light, wall lights, radiator, fitted carpet.

Kitchen

11' 11" x 8' 10" (3.63m x 2.69m)

Double-glazed sash window, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for dishwasher and washing machine, integrated oven, gas hob and extractor hood, radiator, vinyl flooring.

Bedroom

11' 11" x 10' 5" (3.63m x 3.17m)

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

Bedroom

14' 0" x 11' 11" (4.27m x 3.63m)

Double-glazed sash windows, pendant ceiling light, radiator, fitted carpet.

Bathroom

7' 8" x 5' 10" (2.34m x 1.78m)

Double-glazed windows, ceiling light, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, tile flooring.

LOFT

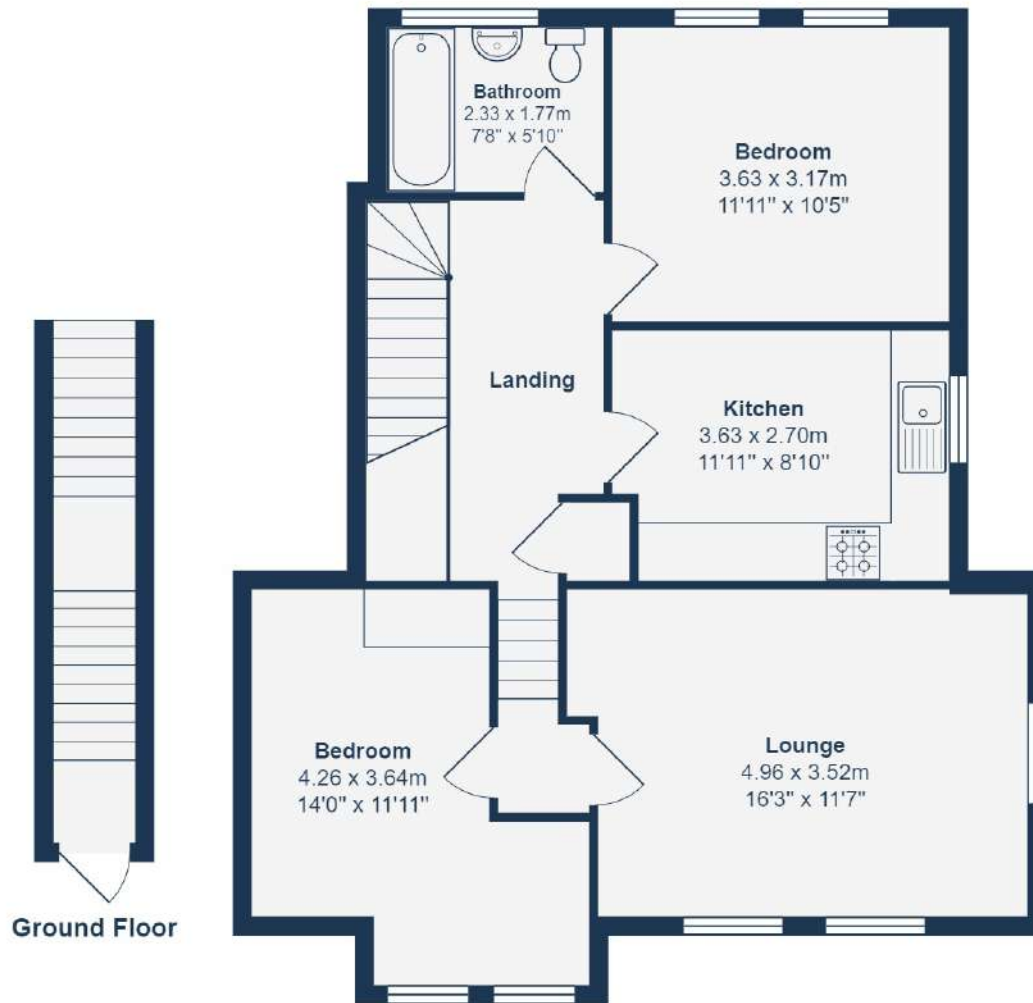
Loft

Boarded loft with electrics.

OUTSIDE

Communal Garden

Gated Allocated Parking



First Floor

Area: 68.9 m² ... 741 ft²

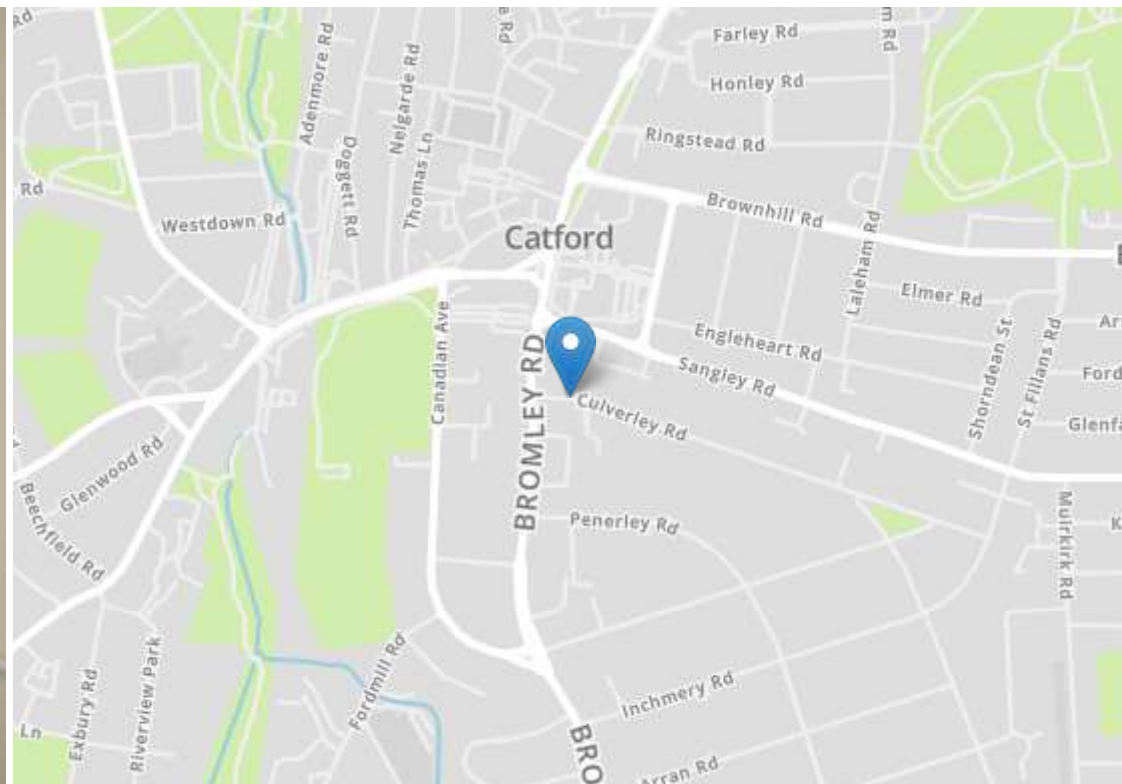
Total Area: 73.8 m² ... 795 ft²

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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