



**£375,000 Leasehold**

2 bedroom flat

Stainton Road  
Catford

# Read all about it...

A bright and spacious two-bedroom ground-floor flat featuring off-street parking and direct access to a beautifully maintained communal garden. Situated on Stainton Road, a quiet residential street on the borders of Hither Green and Catford, this flat is ideally located within walking distance of essential amenities, including a GP practice, pharmacy, and a 24-hour Anytime Fitness Gym. The local area also offers a diverse array of shops, supermarkets, and exciting places to eat and drink, as well as fantastic transport links into Central London from Hither Green Station. Popular with families, the area is well-served by good nurseries and schools and is just a stone's throw from the beautiful open spaces of Mountsfield Park, which offers a playground, tennis courts, a bowling green, and a café—perfect for enjoying warm summer days.

Beautifully presented throughout, this property boasts a spacious entrance hall with ample storage, leading to a large lounge with plenty of space for dining and a separate kitchen. French doors open directly to the communal garden. Off the main hall, you'll find a family bathroom and two well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes.

**Tenure:** Leasehold (98 years remaining on lease) | **Service Charge:** £812 Bi-annually | **Ground Rent:** £135pa | **Council Tax:** Lewisham Band C

## GROUND FLOOR

### Hallway

2.37m x 3.09m (7' 9" x 10' 2")

Pendant light, 2 storage cupboards, radiator, laminate flooring.

### Bedroom

2.13m x 2.79m (7' 0" x 9' 2")

Pendant light, double glazed window, radiator, fitted carpet.

### Bedroom

2.58m x 4.25m (8' 6" x 13' 11")

Pendant light, double glazed window, radiator, fitted carpet.

### Reception Room

3.98m x 6.02m (13' 1" x 19' 9")

Pendant lights, double glazed window, doors to garden, radiator, laminate flooring.

### Kitchen

2.05m x 3.13m (6' 9" x 10' 3")

Pendant light, double glazed window, matching wall and base units, electric oven, gas hob with overhead extractor, stainless steel sink, laminate work surfaces, tiled flooring.

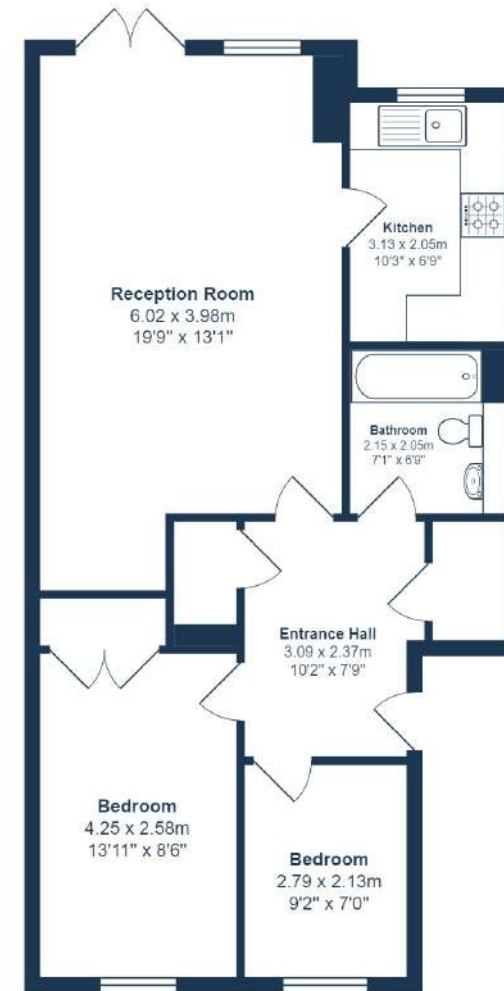
### Bathroom

2.05m x 2.15m (6' 9" x 7' 1")

Spotlights, tiled surround, showerhead over bathtub, glass divider, vanity sink, heated towel rail, WC, tiled flooring.

## OUTSIDE

### Communal Gardens



Ground Floor

Total Area: 67.2 m<sup>2</sup> ... 724 ft<sup>2</sup>

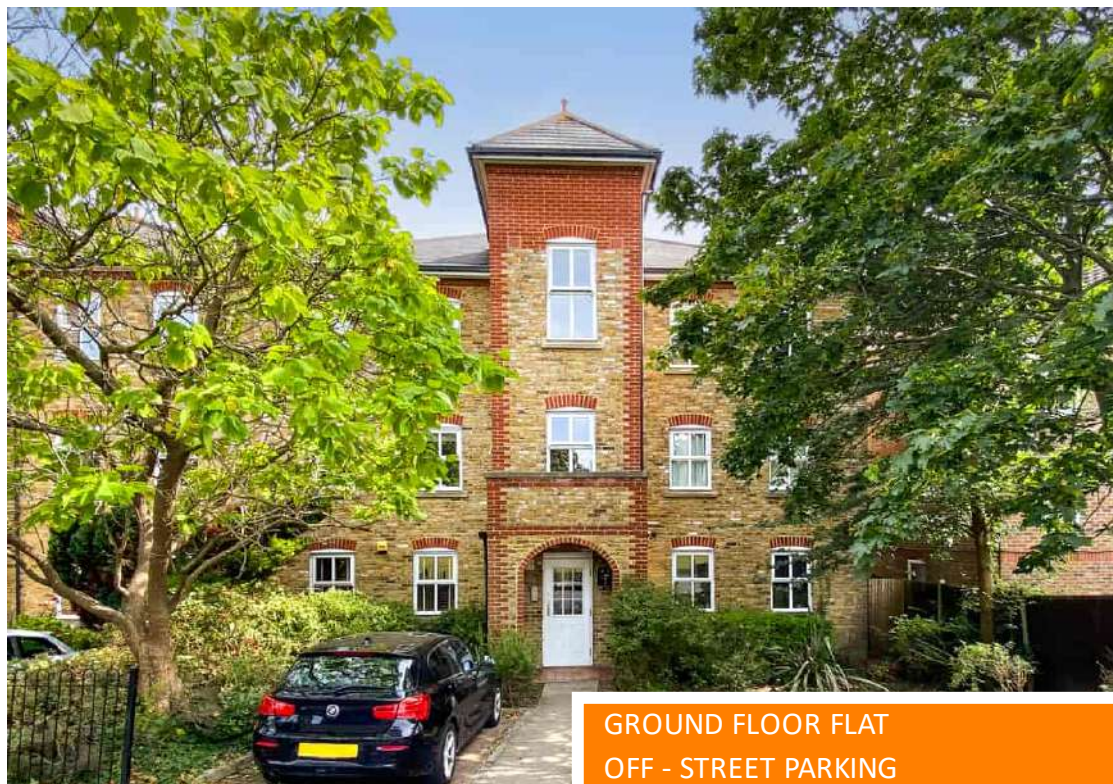
Drawn for Stanfords Sales & Lettings

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.

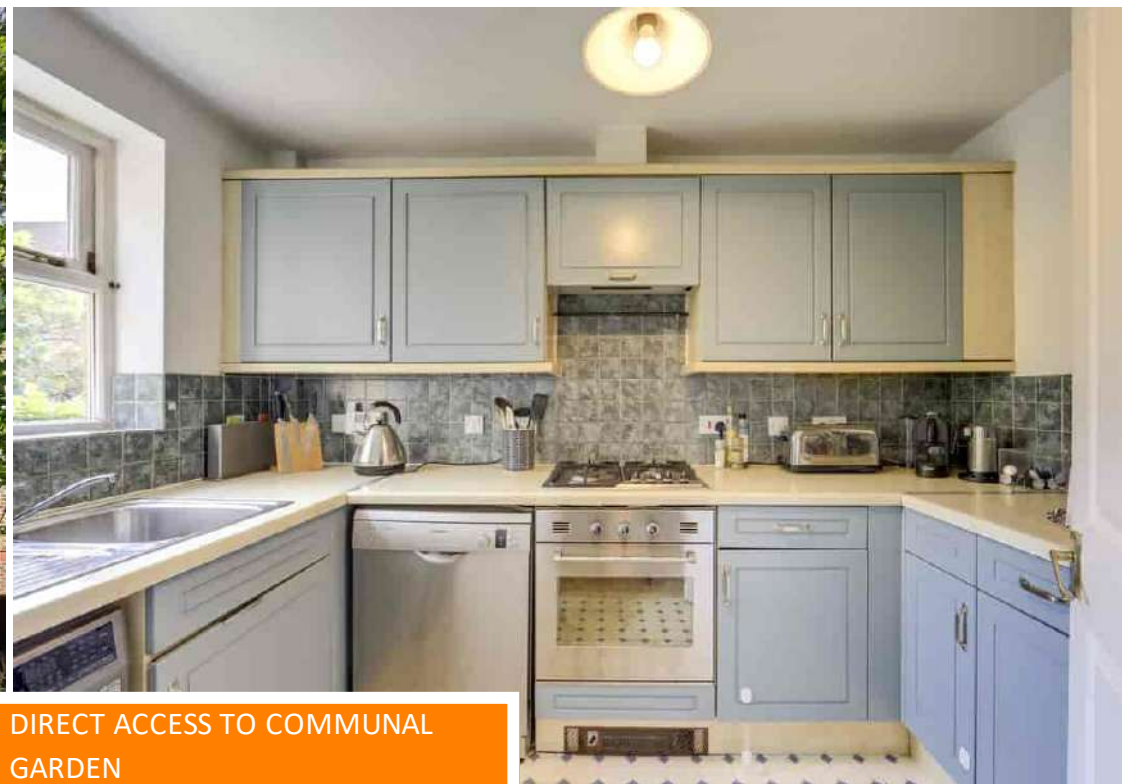
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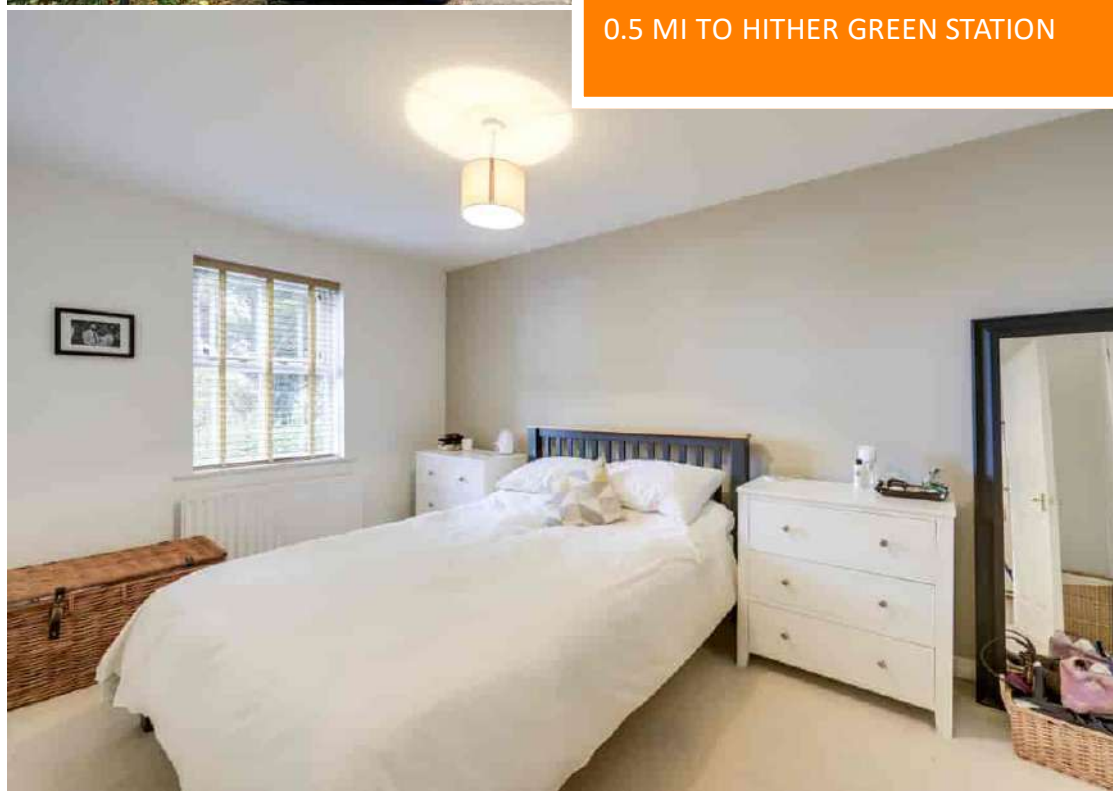
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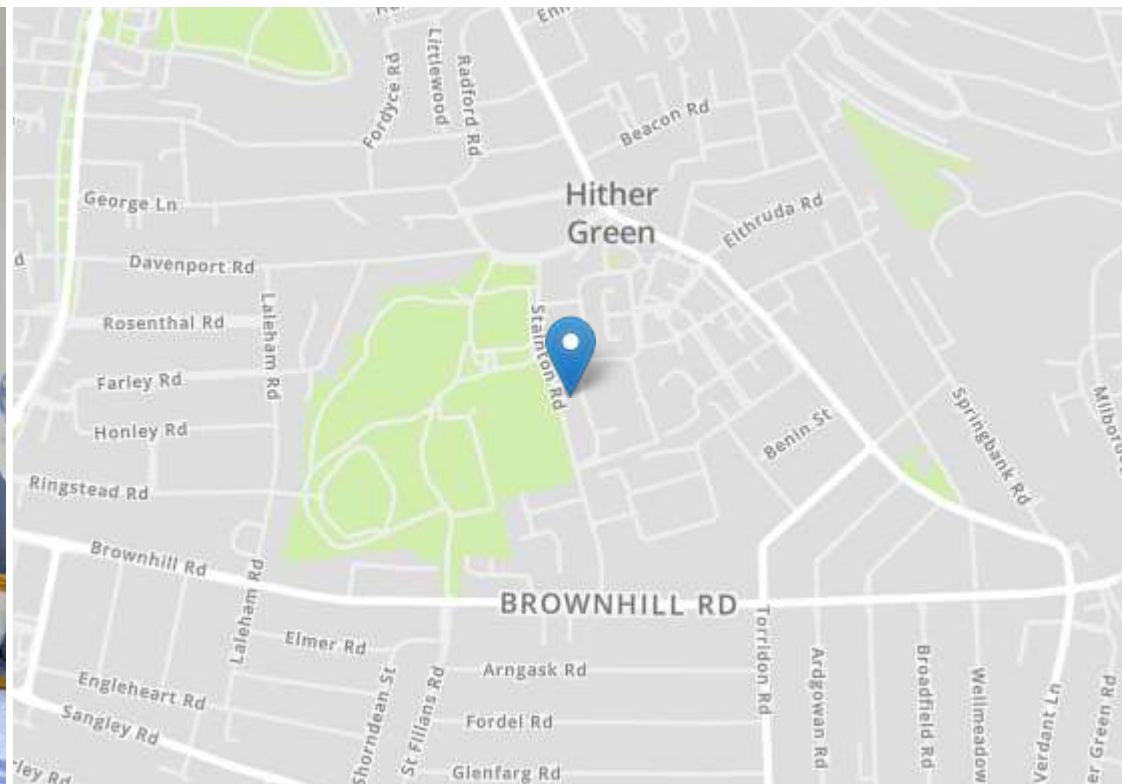


GROUND FLOOR FLAT  
OFF - STREET PARKING  
0.5 MI TO HITHER GREEN STATION



DIRECT ACCESS TO COMMUNAL  
GARDEN  
TOTAL AREA - 724SQFT.  
OPPOSITE MOUNTSFIELD PARK





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(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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