



Guide Price £300,000 Leasehold
1 bedroom maisonette

Nelgarde Road
Catford

Read all about it...

A bright and spacious 1-bed maisonette in easy reach of fantastic rail links, ideal for first time buyers and investors.

Spanning just over 700sqft this impressive property is situated on the first floor of a converted Victorian home and benefits from having it's own front door. To the front is an almost 15' x 14' living room offering ample living space and there's also a great size double bedroom. The bathroom has space for a separate bath and shower, whilst the kitchen has room for a breakfast bar. The flat also has the added bonus of a spacious loft, great for storage but also offers potential to extend STPP.

Ideally located close to the Twin Catford Stations, it offers great travel links into central London and surrounding areas, making it ideal for young professionals and commuters. The ever popular Ladywell Fields is also on your doorstep and within walking distance, is Catford town centre, with a vast selection of exciting places to eat, drink and visit. Popular local attractions and events include the independent cinema, Catford Mews, and the local Catford Food Market, held on the last Sunday of every month.

Tenure: Leasehold (900 years remaining) | **Service Charge:** N/A | **Ground Rent:** N/A | **Council Tax:** Lewisham band B

GROUND FLOOR

Entrance Hall

Ceiling light, tiled flooring. Stairs to:

FIRST FLOOR

Landing

Spotlights, double glazed window to front, storage cupboard, radiator, storage cupboard, laminate flooring. Doors to:

Living Room

14' 10" x 13' 10" (4.52m x 4.22m)

Pendant ceiling light, double glazed windows to front, alcove shelving, radiator, laminate flooring.

Bedroom

13' 10" x 11' 11" (4.22m x 3.63m)

Pendant ceiling light, double glazed window to rear, laminate flooring.

Bathroom

Ceiling light, double glazed window to side, walk in shower cubicle, panel enclosed bath, pedestal basin with wall hung vanity units, WC, tiled splashback, radiator, tiled flooring.

Kitchen

12' 1" x 9' 7" (3.68m x 2.92m)

Spotlights, double glazed window to rear, matching wall and base units, breakfast bar, laminate worktop with tiled splashback, stainless steel 1 1/2 sink with drainer, extractor hood, radiator, laminate flooring. Space for range cooker, fridge/freezer and washing machine.



Ground Floor

First Floor
Area: 61.4 m² ... 660 ft²

Total Area: 65.2 m² ... 702 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.

Like what you see?

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

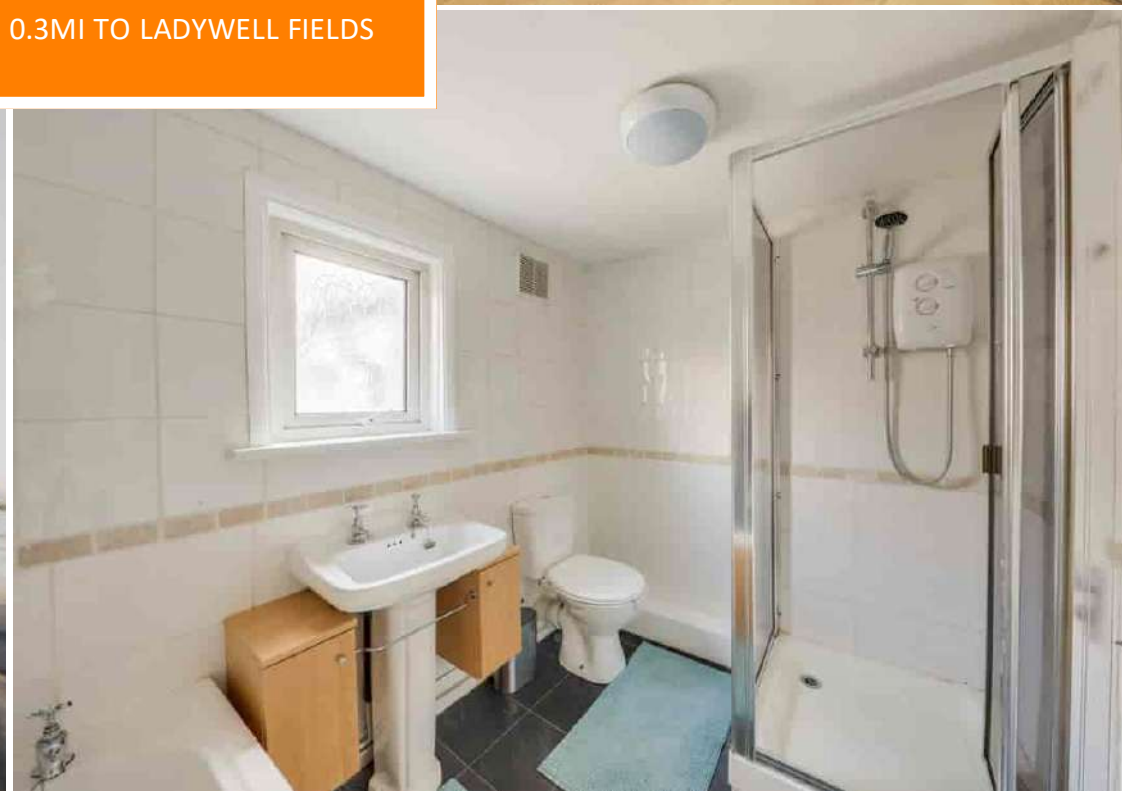
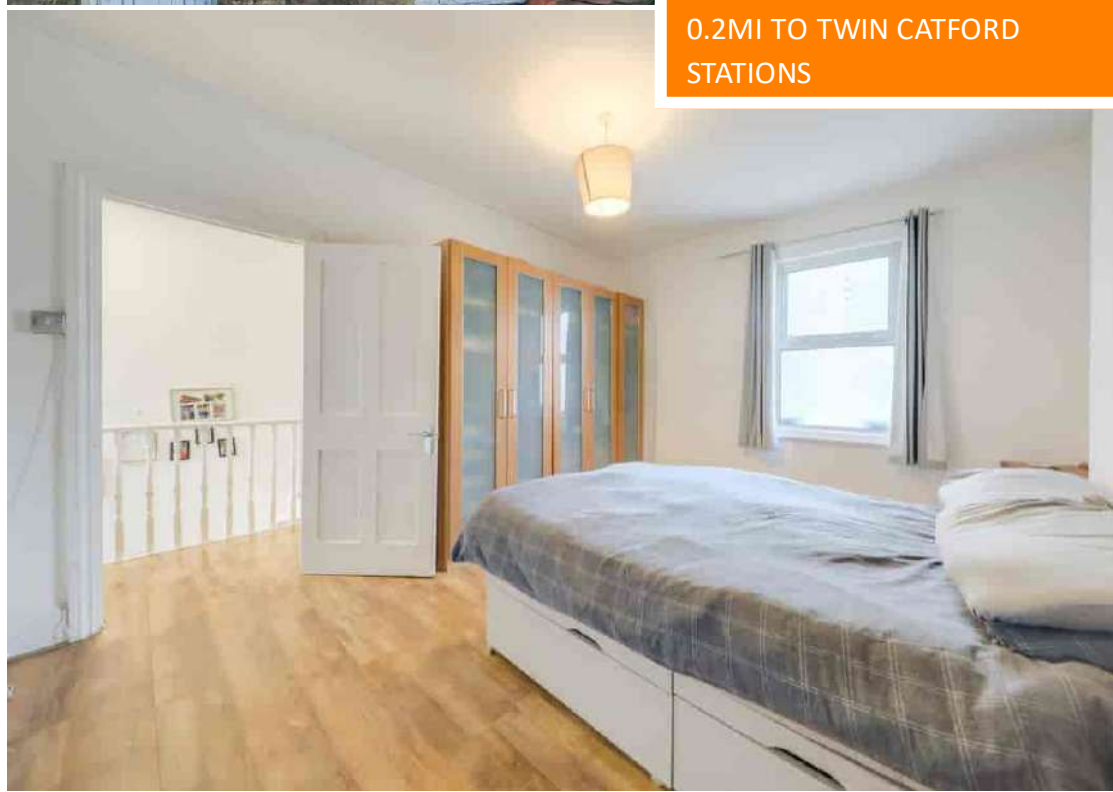
www.stanfordstates.london

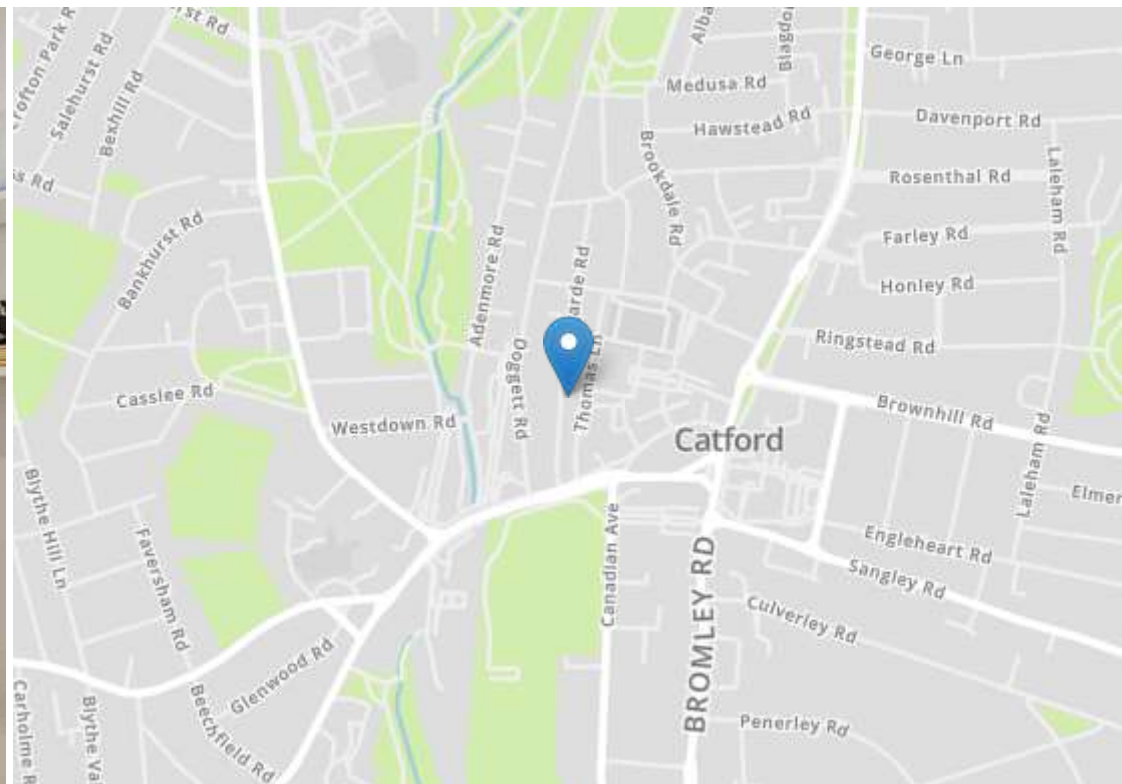


CHAIN FREE!
SPACIOUS 1 BED
0.2MI TO TWIN CATFORD
STATIONS



FIRST FLOOR MAISONETTE
TOTAL AREA: 702SQFT.
0.3MI TO LADYWELL FIELDS
STATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(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.