

Stanfords
— sales & lettings —



Guide Price £375,000 Leasehold

2 bedroom flat

Davenport Road

Catford

Read all about it...

Located in the heart of Catford is this chain free, 2 bed, first floor flat. Internally this property comprises of a large lounge to the front of the property, a modern kitchen and contemporary bathroom and two good size double bedrooms.

This property is ideally located just 0.7 miles from the twin Catford stations and under 1 mile from Hither Green station, providing a range of commuter services into Central London. Catford town centre can also be found less than half a mile away, with a wide range bus connections and shops, restaurants and bars, as well as the popular Catford Mews, an independent cinema and event space. There's plenty of green spaces too including Ladywell Fields and Mountsfield Park in close proximity.

Tenure: Leasehold | **Service Charge:** N/A | **Ground Rent:** £100pa | **Council Tax:** Lewisham Band C

FIRST FLOOR

Entrance Hall

Spotlights, fitted carpet

Living Room

16' 11" x 15' 0" (5.16m x 4.57m)

Pendant light, front-facing double glazed bay windows, radiator, fitted carpet

Bedroom

12' 0" x 10' 5" (3.66m x 3.17m)

Pendant light, rear facing double glazed windows, radiator, fitted wardrobe, fitted carpet

Bathroom

7' 11" x 5' 11" (2.41m x 1.80m)

Ceiling light, side facing double glazed windows, free standing wash basin, panel enclosed bath/shower, W/C, tile flooring

Kitchen

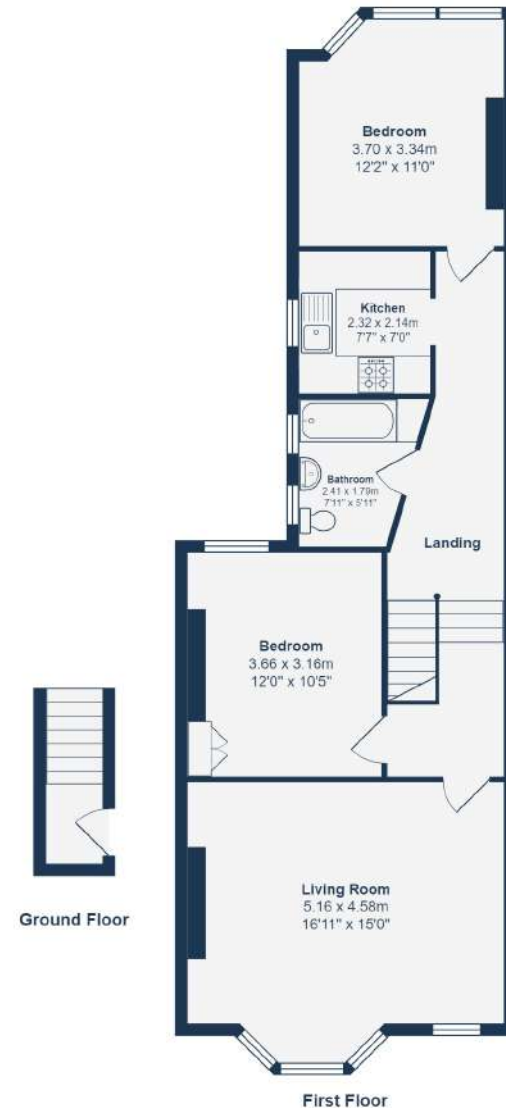
7' 7" x 7' 0" (2.31m x 2.13m)

Spotlights, side facing double glazed window, matching wall and base units, stainless steel sink with drainer and single mixer tap, tile splash back, integrated oven and gas hob, extractor hood, fridge and freezer, tile flooring

Bedroom

12' 2" x 11' 0" (3.71m x 3.35m)

Pendant light, rear facing double glazed windows, radiator, fitted carpet



Total Area: 72.1 m² ... 776 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



TWO BEDROOMS
0.7 MILES TO CATFORD BRIDGE
STATION
CHAIN FREE

FIRST FLOOR FLAT
TOTAL AREA - 776SQFT
0.3 MILES TO MOUNTSFIELD PARK

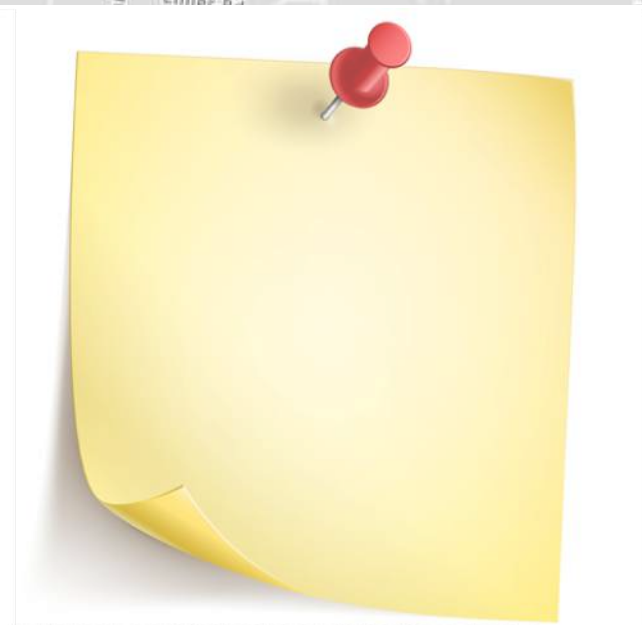




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.