

Stanfords  
— sales & lettings —



**Guide Price £425,000 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 newly fitted shower room. 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?**

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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.

### Shower Room

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

Window, ceiling light, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

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



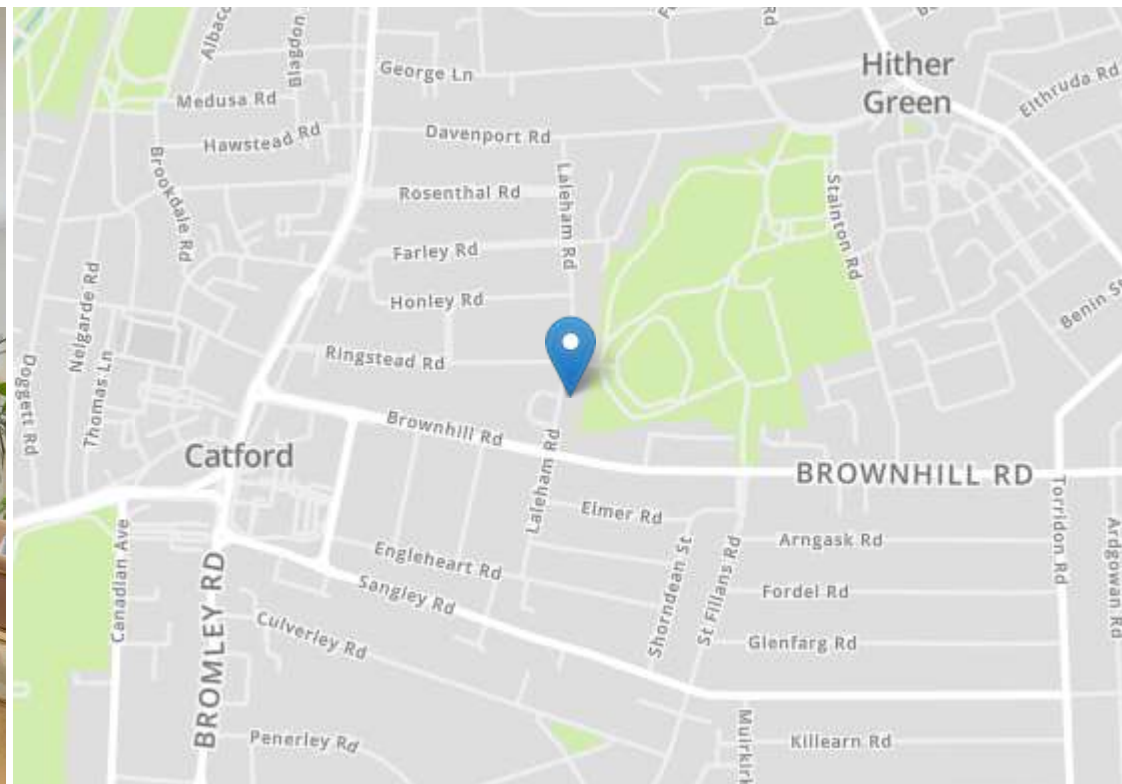
**Ground Floor**

Total Area: 51.9 m<sup>2</sup> ... 558 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.







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