



Guide Price £395,000 Leasehold
2 bedroom flat

Stanstead Road
Catford

Read all about it...

This beautifully presented ground-floor flat, set within a charming period conversion, boasts light-filled interiors and a private south-facing garden.

At the heart of the home, the open-plan living area features a sleek, modern kitchen with generous space for both lounging and dining. French doors flood the space with natural light and open onto a beautifully maintained garden—perfect for entertaining or unwinding. An additional side plot with off-street access provides extra convenience for bike users and even potential for off-street parking (STPP).

To the front of the property, two well-proportioned bedrooms offer comfortable living, complemented by a stylish modern bathroom.

Ideally located within walking distance of Catford and Catford Bridge Stations, this home enjoys excellent transport links into Central London via National Rail and bus services. Forest Hill and Honor Oak Park Stations are also nearby for Overground connections. The local area is rich with independent shops, supermarkets, and vibrant cafés, restaurants, and pubs. Nature lovers will appreciate the nearby green spaces, including Blythe Hill Fields with its panoramic city views, as well as Ladywell Fields and the River Pool Linear Park, perfect for scenic walks and cycling.

A stylish home with fantastic outdoor space in a well-connected and thriving location—early viewing is highly recommended.

Tenure: Leasehold (remaining term - 150 years) | **Service Charge:** Approx £1,000 per annum |
Council Tax: Lewisham band B

TWO BED GROUND FLOOR FLAT
SOUTH FACING PRIVATE GARDEN
0.3MI TO TWIN CATFORD STATIONS

OPEN PLAN KITCHEN/LIVING ROOM
MODERN BATHROOM
0.4MI TO BLYTHE HILL FIELDS

Like what you see?

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





GROUND FLOOR

Open Plan Kitchen & Living Room

7.50m x 3.86m (24' 7" x 12' 8")

Living Room: Double-glazed windows and French doors to garden, pendant ceiling light, radiators, wood flooring.

Kitchen Area: Track ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap, dishwasher, washing machine, integrated fridge/freezer, range cooker with electric hob, extractor hood, tile flooring.

Bedroom

4.18m x 3.16m (13' 9" x 10' 4")

Double-glazed sash window, pendant ceiling light, radiator, wood flooring.

Bedroom

3.34m x 2.47m (10' 11" x 8' 1")

Double-glazed sash window, pendant ceiling light, built-in wardrobe, cupboard housing boiler, radiator, wood flooring.

Bathroom

2.32m x 1.68m (7' 7" x 5' 6")

Ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Garden

14.33m x 5.18m (47' 0" x 17' 0")

Raised deck leading to lawn and storage shed to rear.

Side Plot

Secure side plot accessed via garden and off-street access.



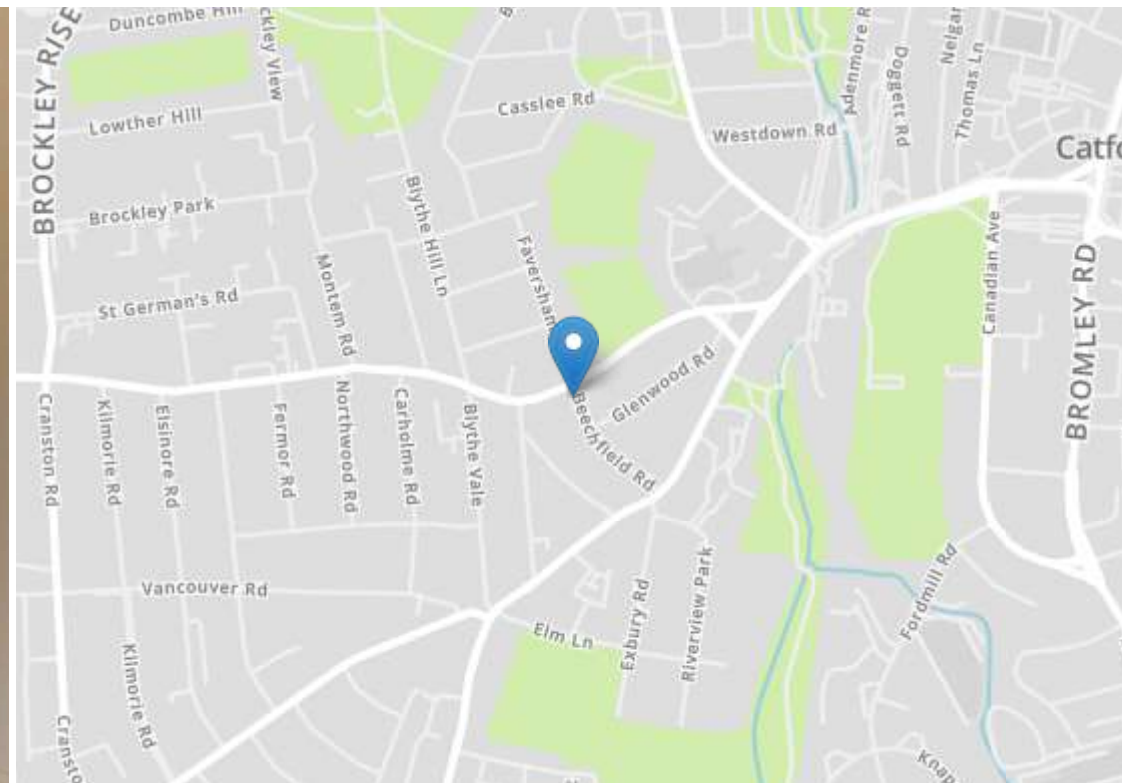
Ground Floor

Total Area: 52.6 m² ... 567 ft² (excluding shed)

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		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England, Scotland & Wales



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