

Stanfords  
— sales & lettings —



**Guide Price £250,000 Leasehold**  
1 bedroom flat

Beechfield Road  
Catford



## Read all about it...

Occupying the hall floor of a three-storey semi-detached period home is this bijou 1 bedroom apartment which has been well looked after and carefully designed. The lounge/kitchen has modern plantation shutters fitted to the bright bay and the fitted kitchen has been well designed and laid out. There is a separate bedroom and a wardrobe in the hall for storage and hanging space. The property has recently been professionally fitted with high-quality internal oak doors.

Externally, the property benefits from a communal garden which has been informally fenced into sections to provide a well proportioned and tranquil private space, making it ideal for entertaining as well as free on-street parking. The flat is located close to the twin stations of Catford & Catford Bridge and is in close proximity to Ladywell Fields- providing ample green space. Ideal for first time buyers needing great transport connections to London and the City.

**Tenure:** Leasehold ( 123 Years Remaining) | **Service Charge:** £62pm | **Ground Rent:** N/A | **Council Tax Band:** Lewisham Band D

### HALL FLOOR

#### Kitchen/Living Room

12' 5" x 14' 3" (3.78m x 4.34m)

Double glazed bay window to front with plantation shutters, cupboard housing combi boiler, radiator, wooden floors.

Kitchen Area - Fitted units with acrylic work surfaces, stainless steel sink unit with drainer and tiled splash backs, gas hob, electric oven, integrated fridge freezer and washing machine.

#### Inner Hall

Large storage space, wooden floor, doors to:

#### Bedroom

10' 9" x 7' 0" (3.28m x 2.13m)

Double glazed window to rear, radiator, wood flooring

#### Bathroom

7' 7" x 4' 4" (2.31m x 1.32m)

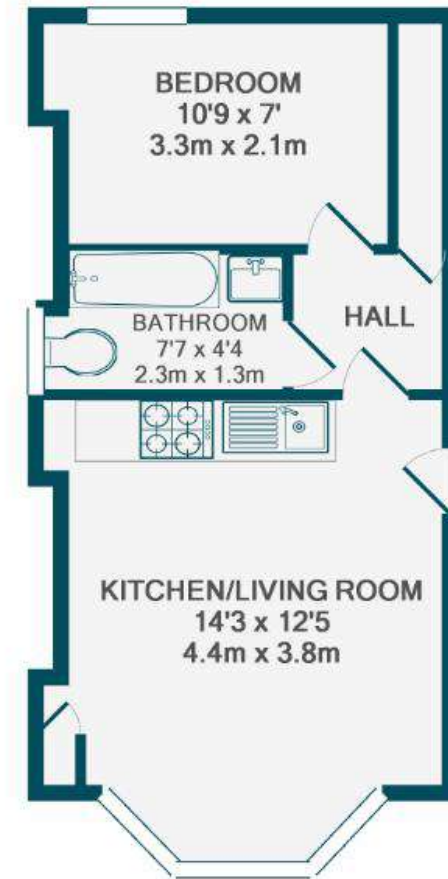
3 piece white suite; panel enclosed bath with shower attachment over, pedestal wash hand basin, low level WC, partially tiled walls, frosted window to side, heated towel rail, tiled floor

### OUTSIDE

#### Garden

Gated access through side, communal garden, informally fenced into sections by residents. Current section for this flat is pebbled for low maintenance with a summer house and 6ft fencing on all sides.

STANFORD  
— ESTATES —



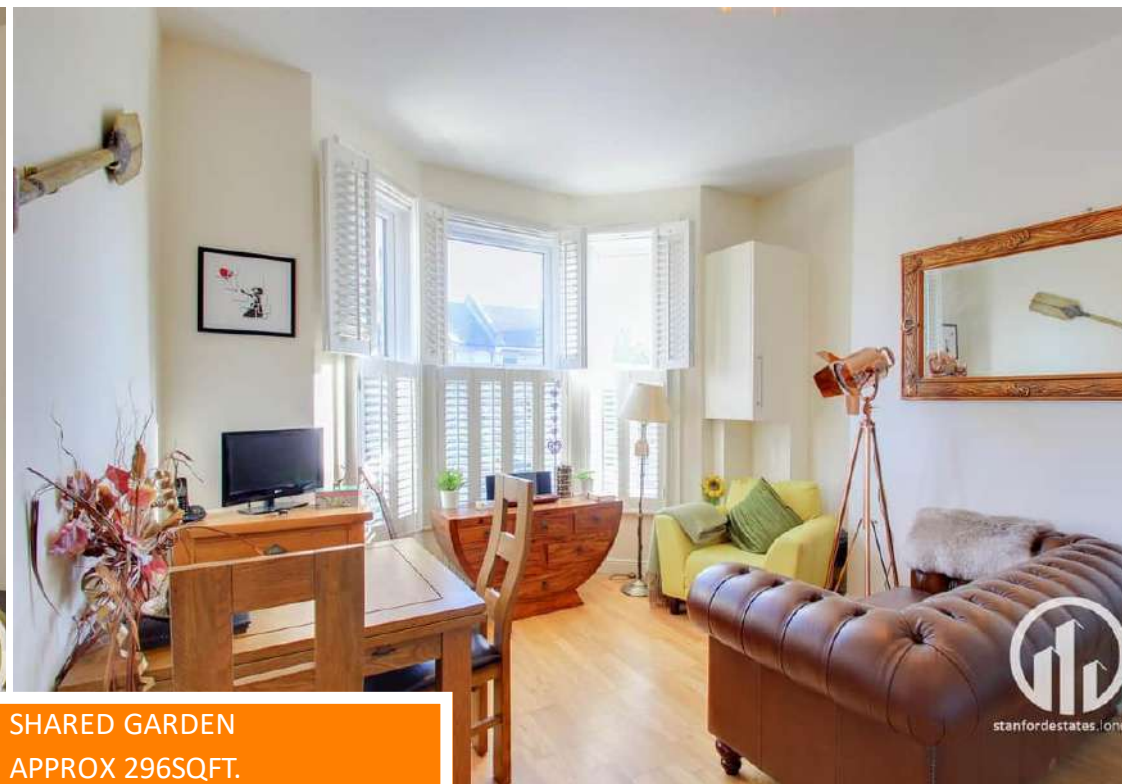
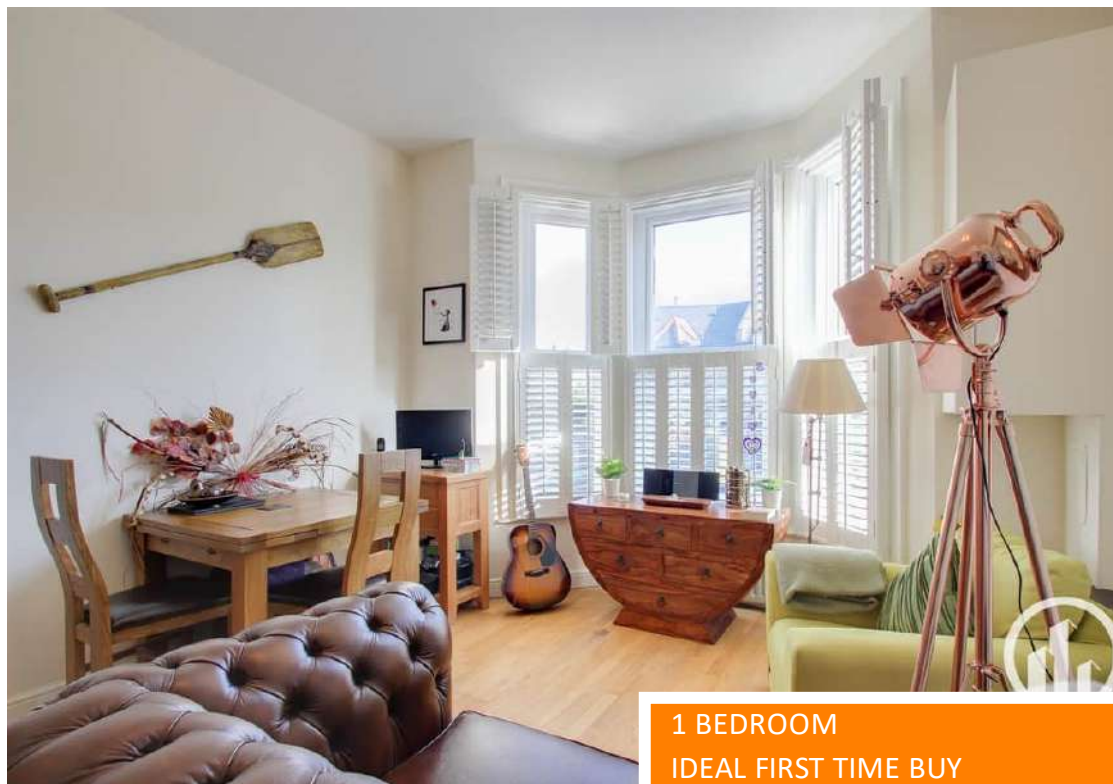
TOTAL APPROX. FLOOR AREA 296 SQ.FT. (27.5 SQ.M.)

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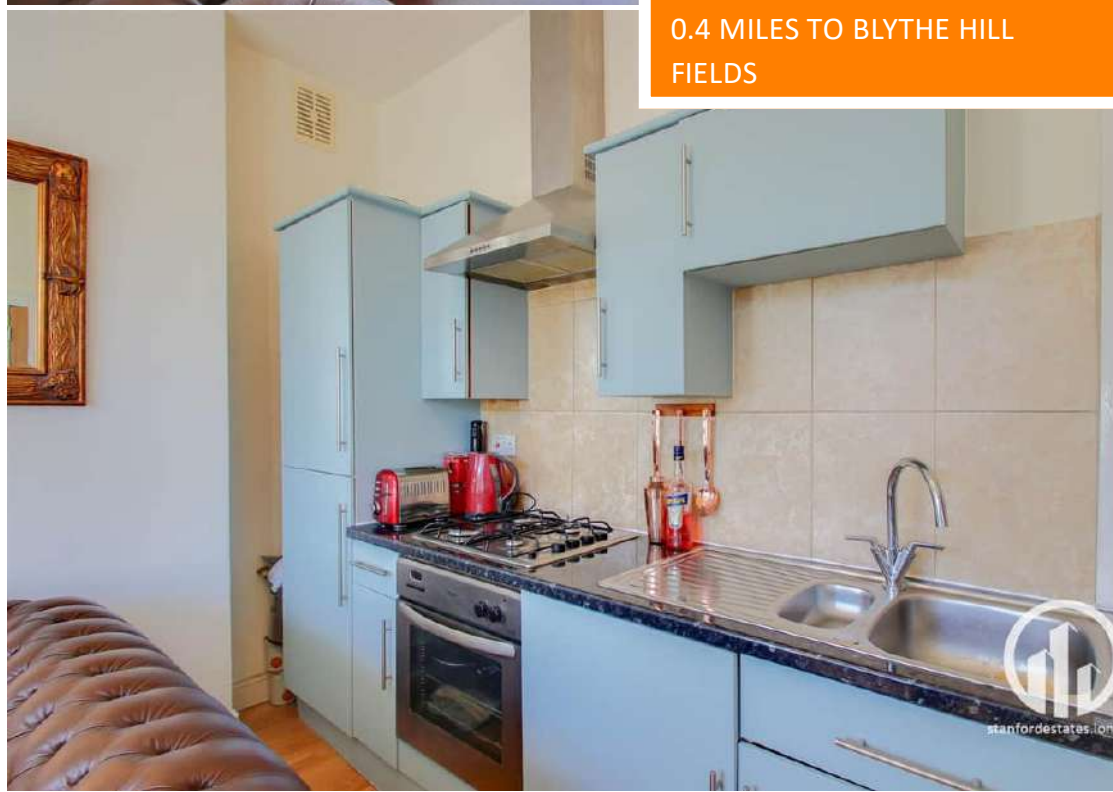
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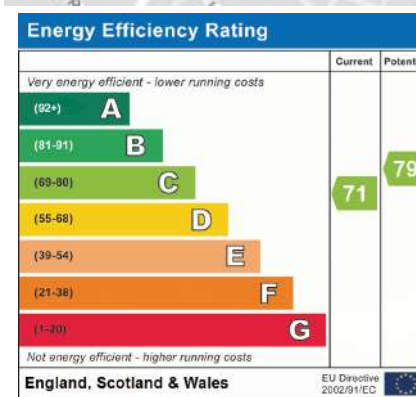
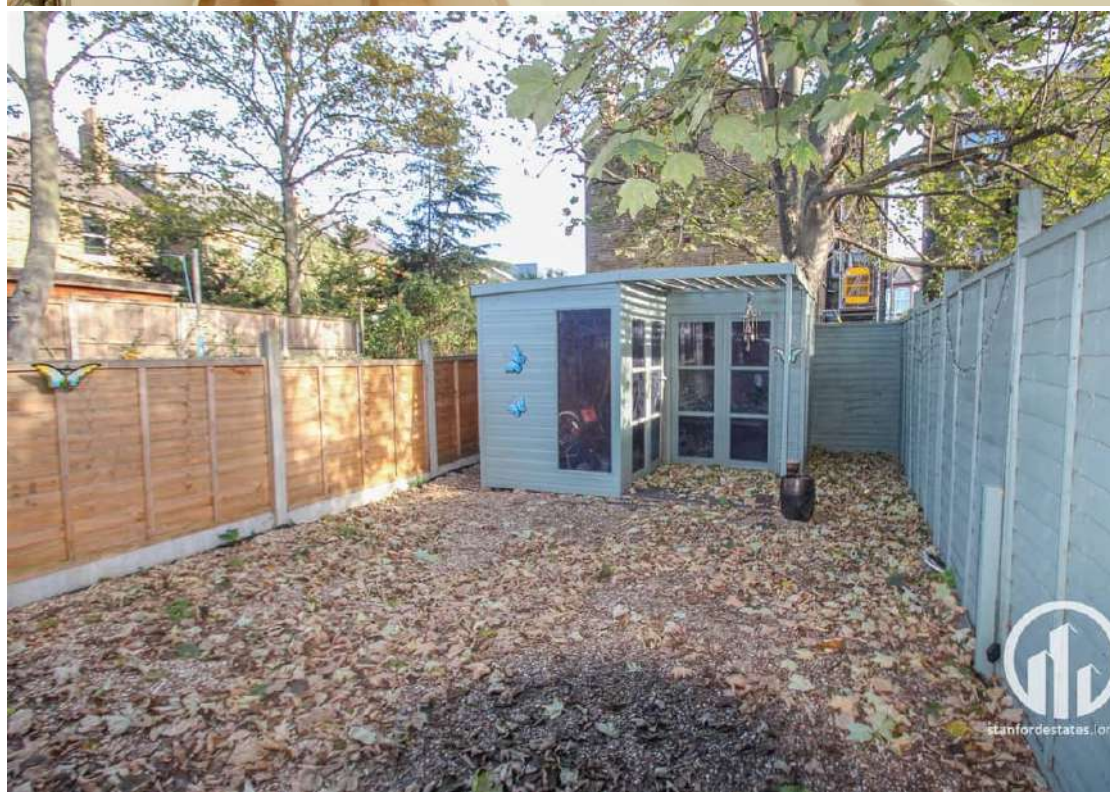
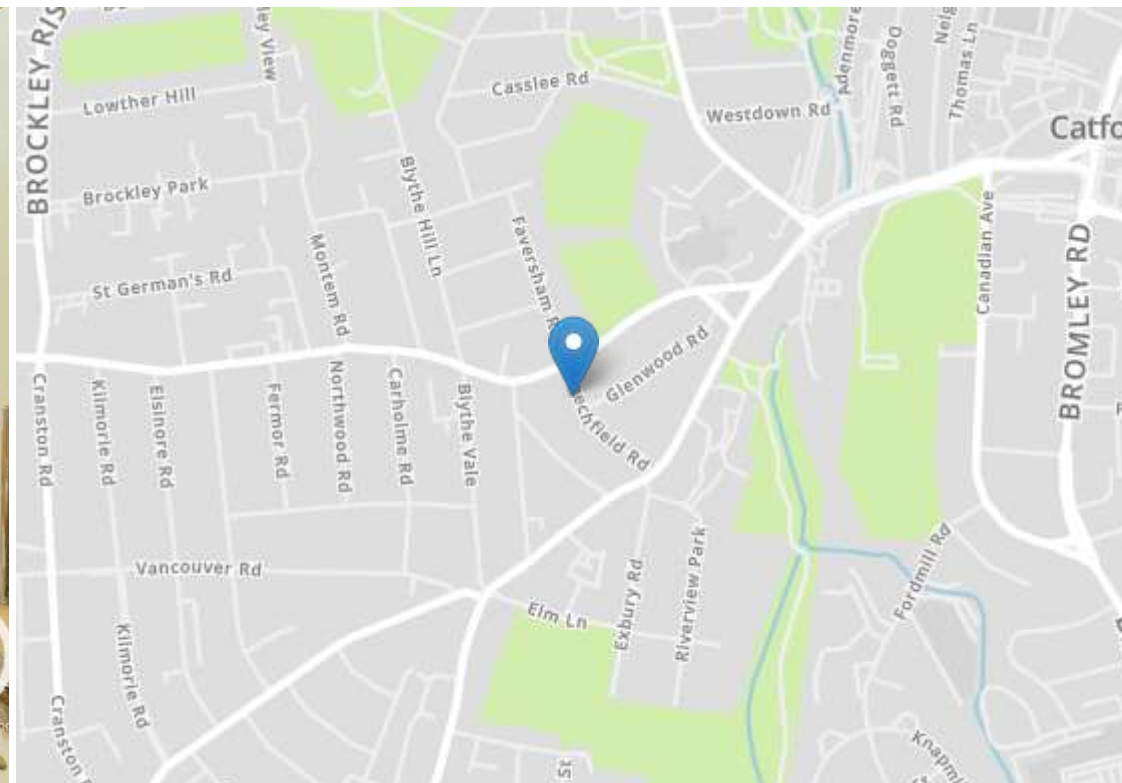


1 BEDROOM  
IDEAL FIRST TIME BUY  
0.4 MILES TO BLYTHE HILL  
FIELDS

SHARED GARDEN  
APPROX 296SQFT.  
0.4 MILES TO CATFORD STATION







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