



**Guide Price £350,000 Leasehold**  
1 bedroom flat

Bellingham Road  
Catford



# Read all about it...

Set on the ground floor of a period conversion, this spacious one-bedroom flat boasts a well-maintained private garden and the added benefit of off-street parking.

Inside, a light-filled entrance hall leads to a generous reception room, complete with large bay windows that flood the space with natural light — offering ample room for both relaxing and dining. Along the hallway, you'll find a large double bedroom, a modern bathroom, and a kitchen with direct access to the private rear garden — an ideal space for entertaining or enjoying a peaceful moment outdoors.

Perfectly positioned for commuters and those seeking a vibrant yet community-oriented lifestyle, the property is just a short walk from Bellingham Station and offers easy links to Catford stations, Lewisham, and Bromley. The area also offers a wide range of amenities, including independent shops, supermarkets, GP and dental surgeries, and the popular Bellingham Leisure & Lifestyle Centre. Green open spaces such as Forster Memorial Park and Waterlink Way — a scenic walking and cycling route — are also close by, making this an excellent choice for both convenience and lifestyle.

**Tenure:** Leasehold | **Council Tax:** Lewisham band B

## GROUND FLOOR

### Entrance Hall

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

### Lounge/diner

5.31m x 4.24m (17' 5" x 13' 11")  
Double-glazed bay windows, pendant and wall mounted lights, radiators, wood flooring.

### Kitchen

2.95m x 2.55m (9' 8" x 8' 4")  
Double-glazed window, door to garden, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven, gas hob and extractor hood, plumbing for washing machine, radiator, tile flooring.

### Bedroom

4.97m x 3.73m (16' 4" x 12' 3")  
Double-glazed windows, pendant ceiling light, radiators, wood flooring.

### Bathroom

1.85m x 1.60m (6' 1" x 5' 3")  
Double-glazed window, ceiling light, bathtub with shower, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

Patio leading to lawn, storage shed and side access, external lights.



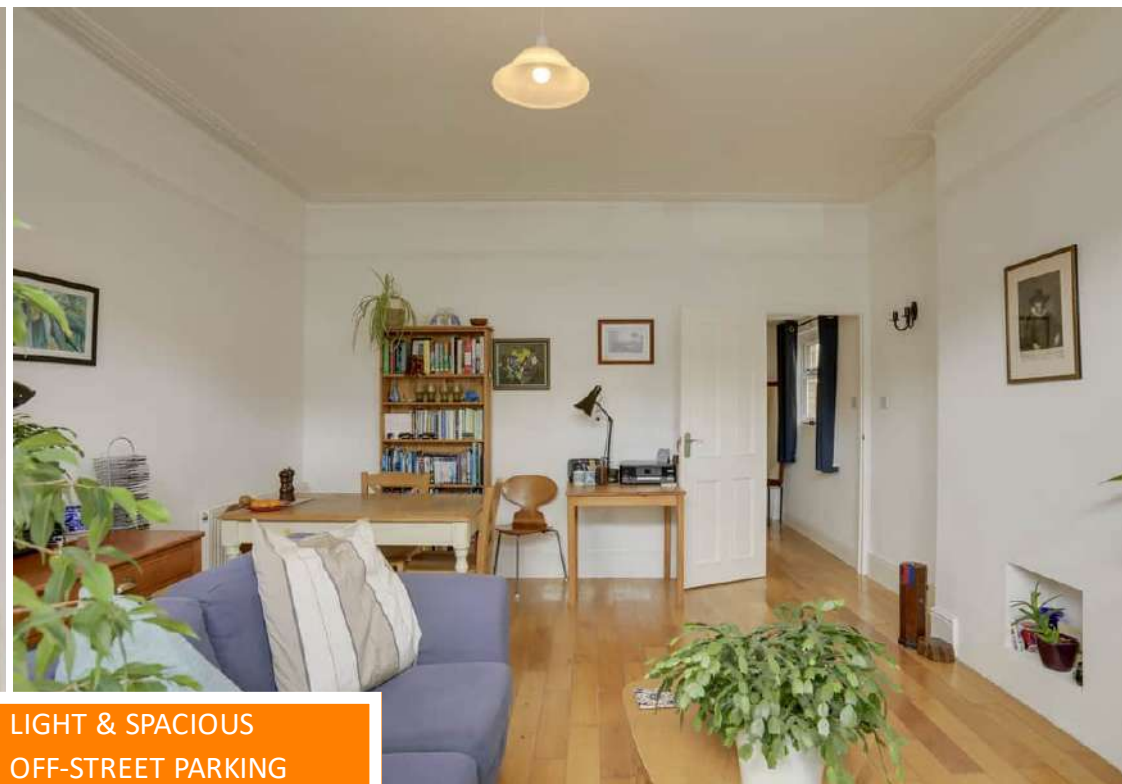
Total Area: 61.0 m<sup>2</sup> ... 657 ft<sup>2</sup>

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.

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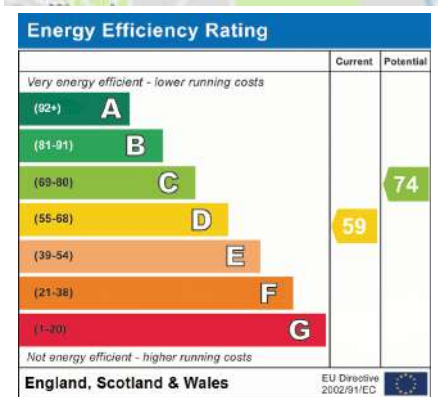
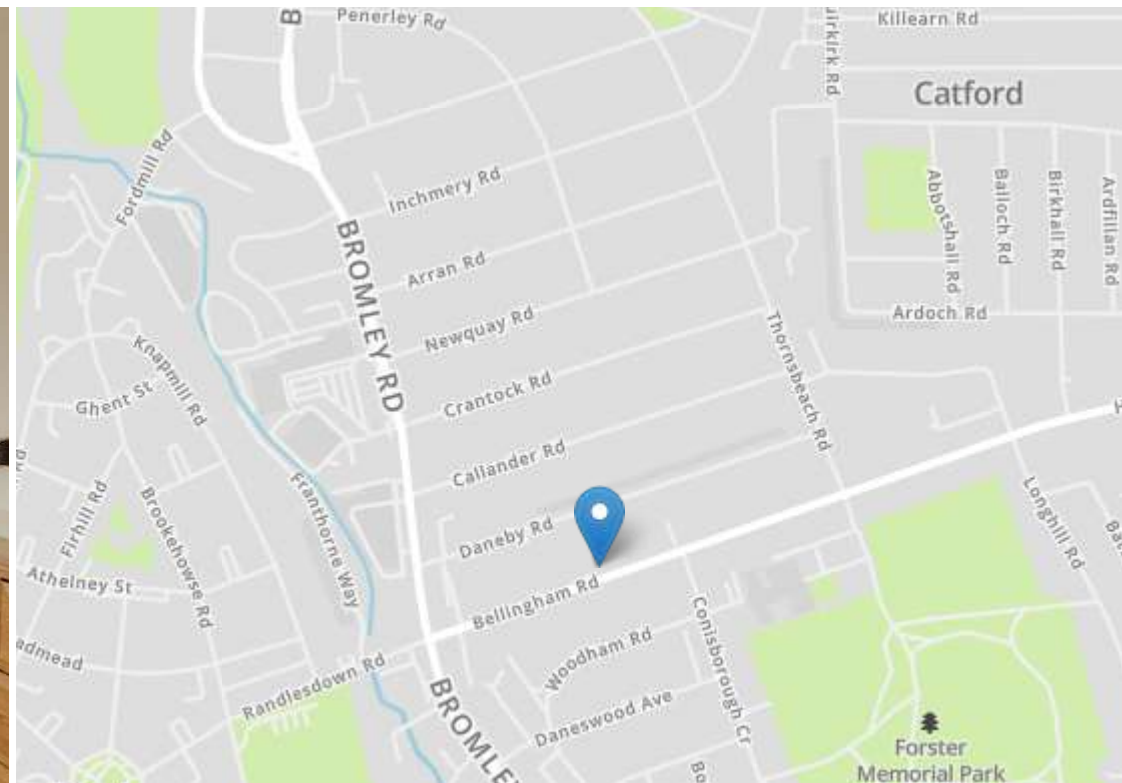


GROUND FLOOR FLAT  
PRIVATE GARDEN  
TOTAL AREA: 657SQFT.

LIGHT & SPACIOUS  
OFF-STREET PARKING  
0.3MI TO BELLINGHAM  
STATION







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