



STANFORDS

Ardgowan Road, Catford
£375,000



Ardgowan Road

Catford

Situated on a desirable residential street, this well presented one-bedroom garden flat offers a blend of period charm and contemporary refinement.

Stepping inside, the reception room is wonderfully light-filled, with tall sash windows and soft, neutral tones that enhance the feeling of space. Original wooden floors and a fireplace add warmth and charm, while high ceilings create a natural elegance. The bedroom is generously proportioned, with garden views and bespoke storage. At the rear, the kitchen is both stylish and practical, featuring custom cabinetry, oak worktops, and high-spec appliances seamlessly integrated for modern living. A chic, contemporary bathroom with underfloor heating and fine finishes completes the layout.

The private, West facing, garden is thoughtfully landscaped with established planting and elegant paving, the space is designed for both quiet moments and entertaining guests.

This property benefits from a well-connected and characterful neighbourhood just moments from Hither Green, offering independent restaurants, bars and cafes and excellent transport links which makes commuting easy, while the neighbourhood offers a nice balance of city access and community charm.

With its thoughtful design, private outdoor space, and timeless aesthetic, this elegant garden flat offers a compelling opportunity to embrace a slower, more refined rhythm of life—just moments from the best of the city.

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

- Corbett Estate
- Ground Floor Conversion Flat
- 1 Bedroom
- Private Garden
- Total Area: 584sqft.
- 0.5mi to Hither Green Station



GROUND FLOOR

Entrance Hall

Ceiling roses, pendant ceiling lights, cornice, storage cupboard, dado rail, original floorboards.

Reception Room

14' 1" x 13' 6" (4.29m x 4.12m)

Pendant ceiling light, cornice, sash bay windows to front, fireplace with tiled hearth, radiator, original floorboards.

Bedroom

14' 1" x 10' 9" (4.29m x 3.28m)

Ceiling rose, pendant ceiling light, cornice, double glazed window to rear, fitted wardrobes, radiator, original floorboards.

Kitchen

10' 9" x 10' 2" (3.28m x 3.10m)

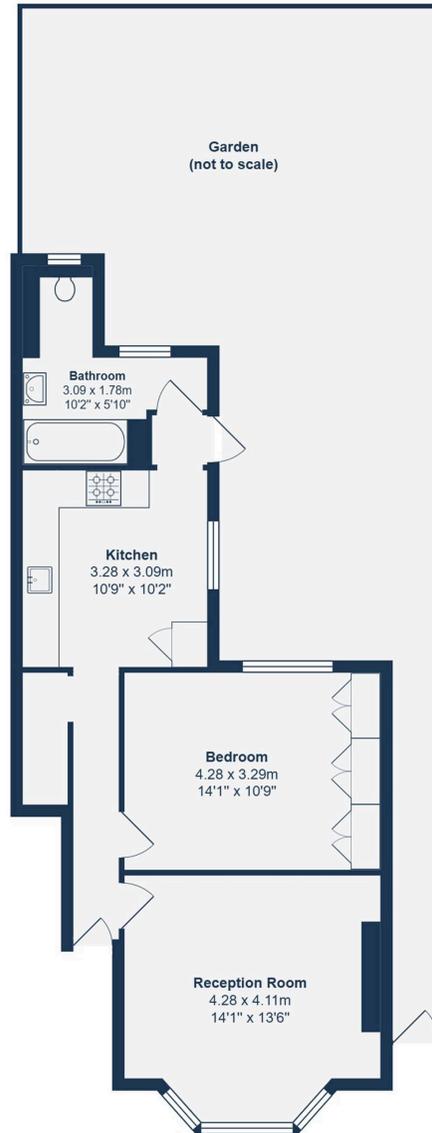
Inset spotlights, double glazed window to side, fitted kitchen with matching wall and base units, solid oak worktop with tiled splashback, ceramic undermount sink with mixer tap, gas hob with integrated extractor, electric oven, integrated appliances (fridge/freezer, washing machine and dishwasher), cast iron radiator, tiled flooring.



Bathroom

10' 2" x 5' 10" (3.10m x 1.78m)

Inset spotlights, wall light, double glazed windows to rear, tile enclosed bath with over shower and glass screen, tiled splashback, wall-hung basin and vanity unit, WC with hidden cistern, tiled flooring, underfloor heating.



Ground Floor

Total Area: 54.3 m² ... 584 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.





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