



STANFORDS

Barmeston Road, Catford

Guide Price £400,000



## Barmeston Road

Catford

Bright, spacious, and beautifully presented, this two-bedroom ground floor flat, part of a converted semi-detached Victorian home, offers comfortable living with the added bonus of a private south-facing garden — ideal for relaxing or entertaining outdoors. Perfect for those seeking a move-in-ready home.

Inside, a welcoming entrance hall with a handy storage cupboard leads through to a generous reception room, filled with natural light and offering plenty of space for both dining and unwinding. The lounge seamlessly connects to a sleek, modern kitchen which leads out to the private garden. To the front of the property, a large double bedroom features charming bay windows, while a second bedroom provides versatility for guests or working from home. A stylish bathroom completes the interior. The property also benefits from side access.

Situated within easy reach of both Catford and Bellingham stations, the property enjoys excellent transport links to Central London. The surrounding area offers a fantastic mix of amenities, including independent shops, supermarkets, a 24-hour gym, and a great selection of cafés and restaurants. Green open spaces such as Beckenham Place Park and the scenic Waterlink Way are nearby, providing the perfect escape for walking, running, or cycling.

**Tenure:** Share of Freehold | **Council Tax:** Lewisham band C

- Ground Floor Flat
- Share of Freehold
- Private Garden
- Light & Modern Interiors
- 0.5mi to Bellingham Station
- 0.6mi to Twin Catford Stations



## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, storage cupboard, wood flooring.

### Living Room

11' 5" x 12' 0" (3.48m x 3.66m)

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

### Kitchen

11' 5" x 7' 9" (3.48m x 2.36m)

Double-glazed window and door to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, integrated dishwasher, fridge/freezer, microwave, oven, hob and extractor hood, plumbing for washing machine, wood flooring.

### Bathroom

9' 3" x 4' 8" (2.82m x 1.42m)

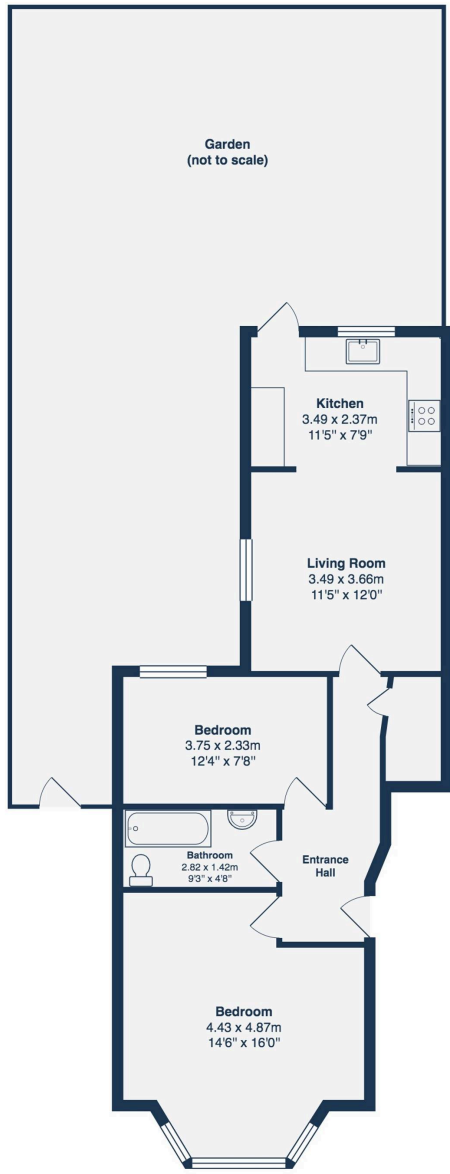
Ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

### Bedroom

12' 4" x 7' 8" (3.76m x 2.34m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

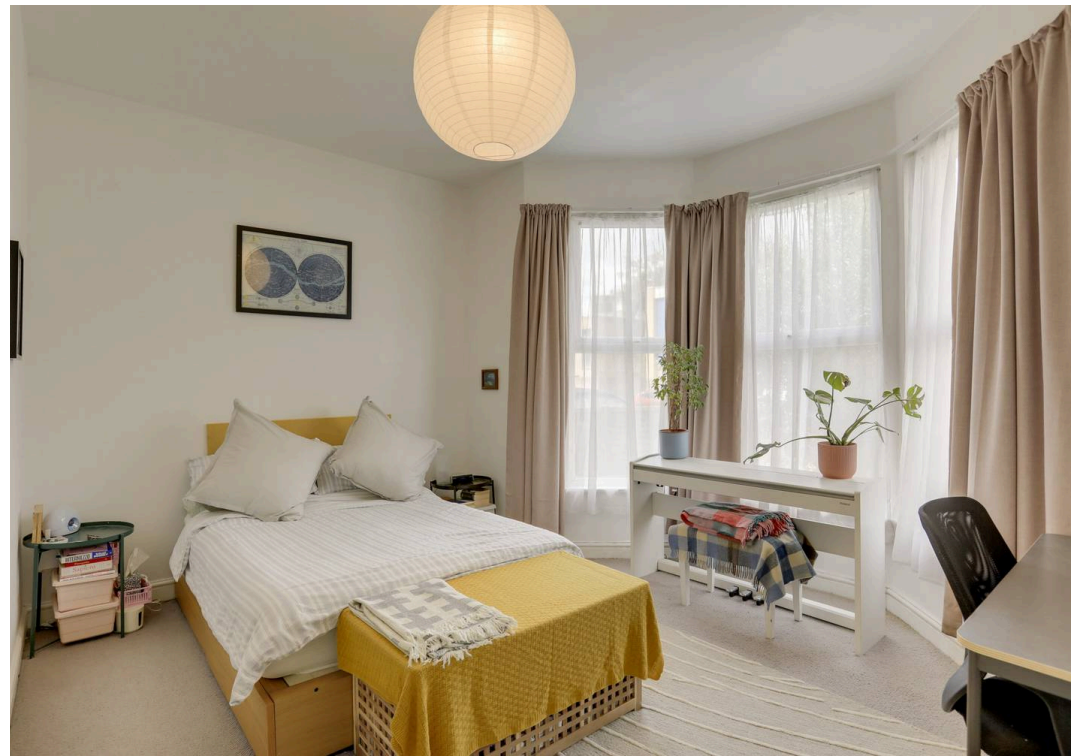




**Ground Floor**

Total Area: 62.0 m<sup>2</sup> ... 667 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.





## Stanford Estates - Catford

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