



STANFORDS

Blythe Hill, Catford

Guide Price £325,000

A charming one-bedroom ground floor flat with a private garden, ideally located on Blythe Hill.

Stepping inside, this bright home features wood flooring, a light-filled lounge, modern kitchen, double bedroom, and bathroom. Outside the property benefits from a private garden - perfect for relaxing or entertaining.

Conveniently situated near Catford and Catford Bridge stations, offering fast links to Central London. The area is well served by local shops, cafés, restaurants, and green spaces, including Blythe Hill Fields, Ladywell Fields, and the River Pool Linear Park.

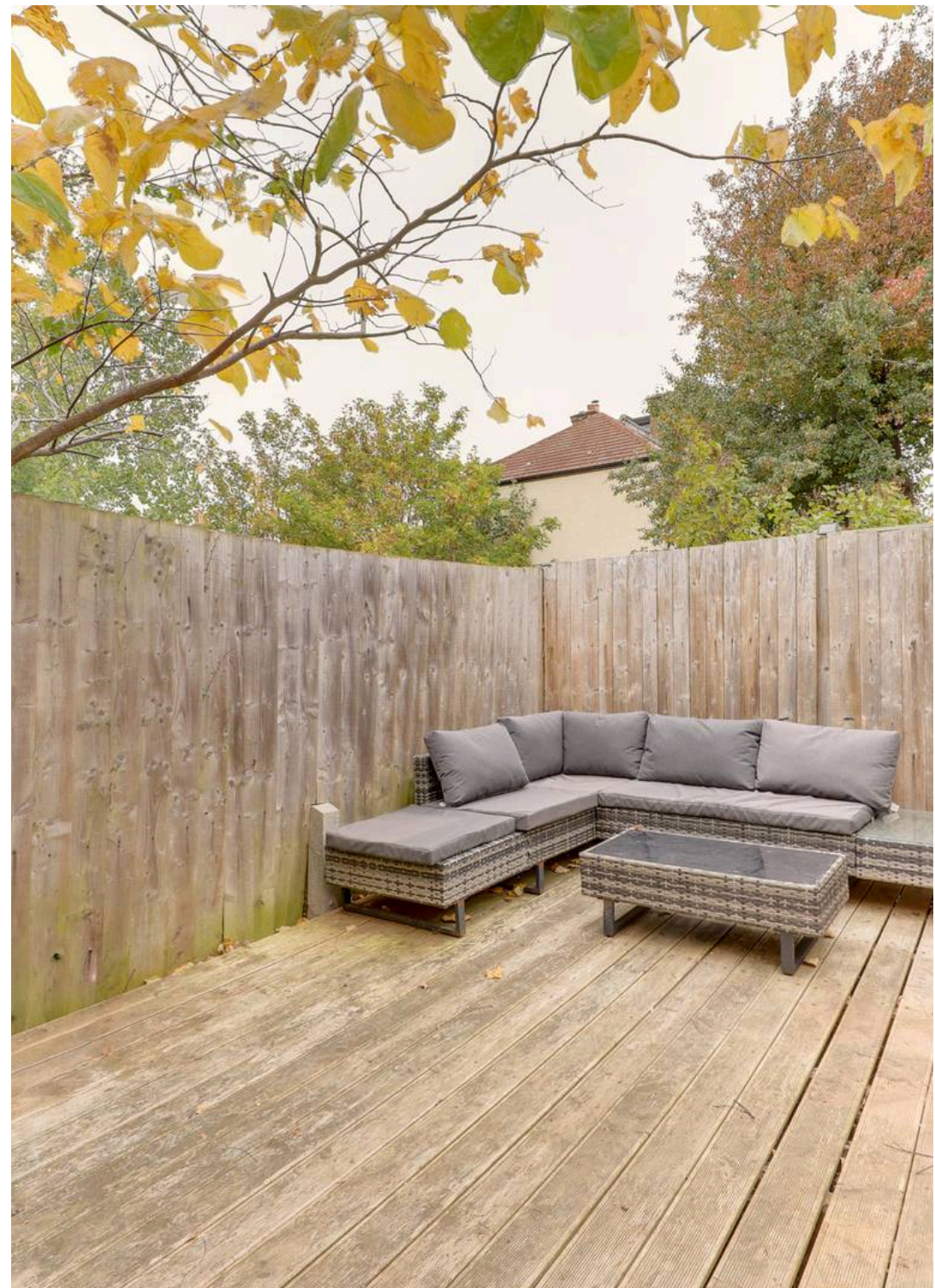
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

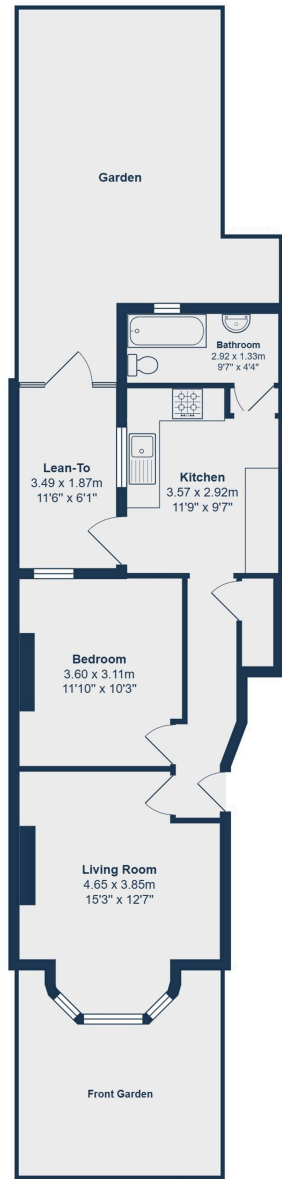
EPC Environmental Impact Rating: C

- **Ground Floor Flat**
- **Share of Freehold**
- **Private Garden**
- **Total Area: 513sqft.**
- **0.6miles to Twin Catford Stations**
- **0.8Miles to Honor Oak Park Station**
- **Blythe Hill Fields nearby**









Ground Floor

Total Area: 47.7 m² ... 513 ft² (excluding lean-to)

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.



GROUND FLOOR

Hallway

Living Room

15' 3" x 12' 8" (4.65m x 3.85m)

Double-glazed bay windows, pendant ceiling light, radiator, wood flooring.

Bedroom

11' 10" x 10' 2" (3.60m x 3.11m)

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

Kitchen

11' 9" x 9' 7" (3.57m x 2.92m)

Double-glazed window and door to conservatory, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, wood flooring.

Bathroom

9' 7" x 4' 4" (2.92m x 1.33m)

Double-glazed window, ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, vinyl flooring.



Lean-To

Double-glazed door to garden.

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