



STANFORDS

Sportsbank Street, Catford  
£375,000

This immaculately presented ground floor maisonette offers a move-in ready home with a private garden and entrance, perfectly positioned in a vibrant and well-connected location. Inside, the property features a spacious lounge with a cosy wood-burning stove, a modern kitchen leading to a handy utility room, and a contemporary bathroom. The generous double bedroom includes built-in wardrobes and opens into an additional room, currently used as a dining space but equally suited as a study or nursery. French doors open onto the private garden, complete with a well-kept lawn, established borders, and a paved patio —perfect for alfresco dining, gardening, or simply unwinding in a peaceful setting. Ideally located just 0.8 miles from Catford and Catford Bridge stations, the property benefits from excellent transport links into Central London. The local area offers a wide selection of shops, supermarkets, cafés, and restaurants, with the open green spaces of Mountsfield Park just moments away. Tenure: Leasehold | Council Tax: Lewisham band C

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**EPC Energy Efficiency Rating: D**

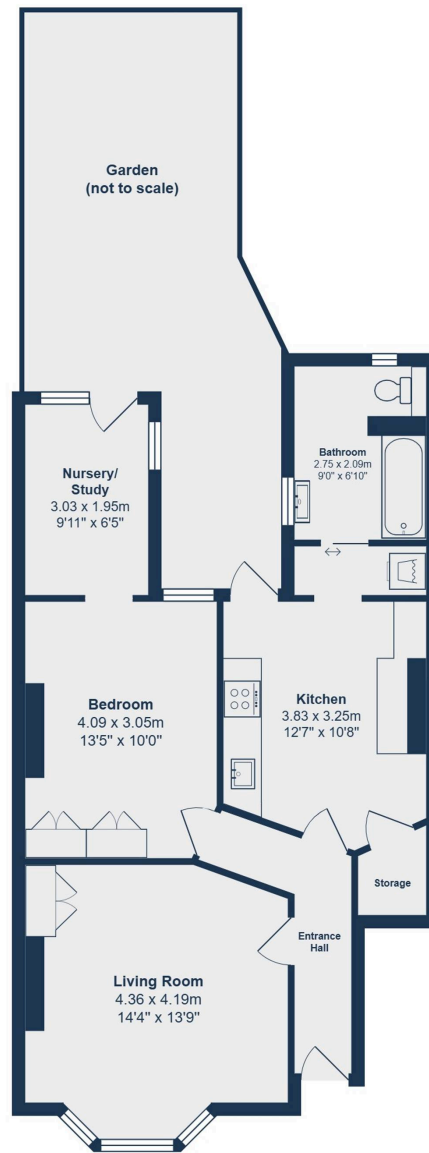
**EPC Environmental Impact Rating: C**

- **No Onward Chain**
- **Ground Floor Maisonette**
- **Beautifully Decorated**
- **Modern Kitchen & Bathroom**
- **Private Garden**
- **Total Area: 676sqft.**
- **0.8mi to Twin Catford Stations**
- **Mountsfield Park nearby**









**Garden**  
(not to scale)

**Nursery/  
Study**  
3.03 x 1.95m  
9'11" x 6'5"

**Bathroom**  
2.75 x 2.09m  
9'0" x 6'10"

**Bedroom**  
4.09 x 3.05m  
13'5" x 10'0"

**Kitchen**  
3.83 x 3.25m  
12'7" x 10'8"

**Storage**

**Entrance  
Hall**

**Living Room**  
4.36 x 4.19m  
14'4" x 13'9"

**Ground Floor**

Total Area: 62.8 m<sup>2</sup> ... 676 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.



## GROUND FLOOR

### Entrance Hall

Ceiling light, radiator, wood flooring.

### Living Room

14' 4" x 13' 9" (4.36m x 4.19m)

Double-glazed bay windows, pendant ceiling light, wood burning stove, alcove shelving and cabinet, column radiator, wood flooring.

### Kitchen

12' 7" x 10' 8" (3.83m x 3.25m)

Double-glazed door to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, plumbing for dishwasher, integrated oven and electric hob, storage cupboard, utility room, wood flooring

### Bedroom

13' 5" x 10' 0" (4.09m x 3.05m)

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

### Nursery/Study

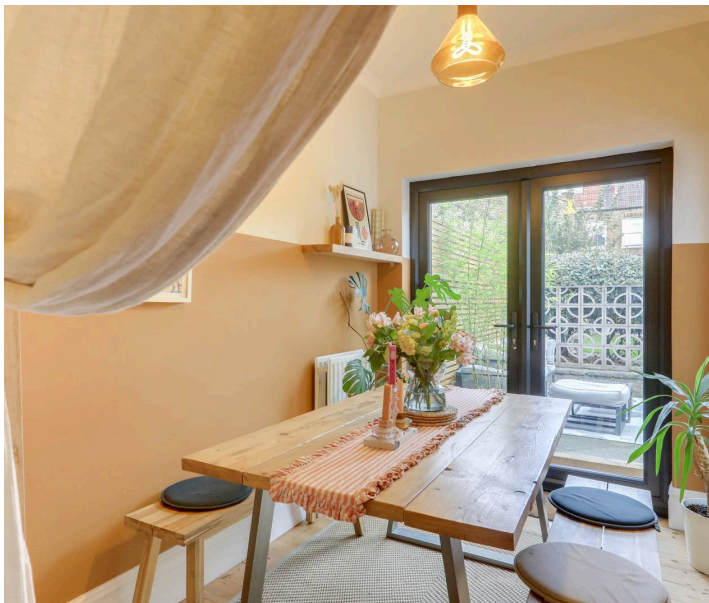
9' 11" x 6' 5" (3.03m x 1.95m)

Double-glazed window and French doors to garden, pendant ceiling light, radiator, wood flooring.

### Bathroom

9' 0" x 6' 10" (2.75m x 2.09m)

Double-glazed windows, ceiling lights, bathtub with shower and screen, washbasin, WC, heated towel rail, wood flooring.





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