



STANFORDS

Ardgowan Road, Catford  
£375,000



## Ardgowan Road

A light and spacious two-bedroom first-floor flat, ideally positioned on Ardgowan Road within the sought-after Corbett Estate.

Beautifully presented throughout, the property features bright, modern interiors. The spacious reception room offers ample space for both lounging and dining, with bay windows that flood the room with natural light. The flat also benefits from a contemporary kitchen, a sleek modern bathroom, and two generously sized double bedrooms.

Further enhancing the appeal, the property includes access to a loft space, providing excellent storage and potential for future extension (subject to planning).

Ideally located for Hither Green and Catford stations, the home enjoys excellent transport links into Central London and beyond. The local area offers a vibrant mix of independent shops, cafés, restaurants, and everyday amenities, while families will appreciate the highly regarded nurseries and schools nearby, including Sandhurst Primary School.

An excellent opportunity for buyers seeking a move-in-ready home in a well-connected and thriving community.

**Council Tax band: C**

**Tenure: Leasehold**

- **First Floor Flat**
- **Corbett Estate**
- **Two Double Bedrooms**
- **Modern Bathroom**
- **Spacious Reception Room**
- **Loft with Potential to Extend (STPP)**
- **0.7mi to Hither Green Station**
- **0.4mi to Mountsfield Court**





## FIRST FLOOR

### Landing

Pendant ceiling light, storage cupboard, radiator, fitted carpet.

### Reception Room

13' 11" x 10' 9" (4.23m x 3.28m)

Double-glazed bay windows, fitted shutters, inset ceiling spotlights, wall-mounted lights, radiator, wood flooring.

### Kitchen

10' 11" x 5' 8" (3.34m x 1.73m)

Double-glazed window, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, integrated dishwasher, oven and gas hob, extractor hood, plumbing for washing machine, wood flooring.

### Bedroom

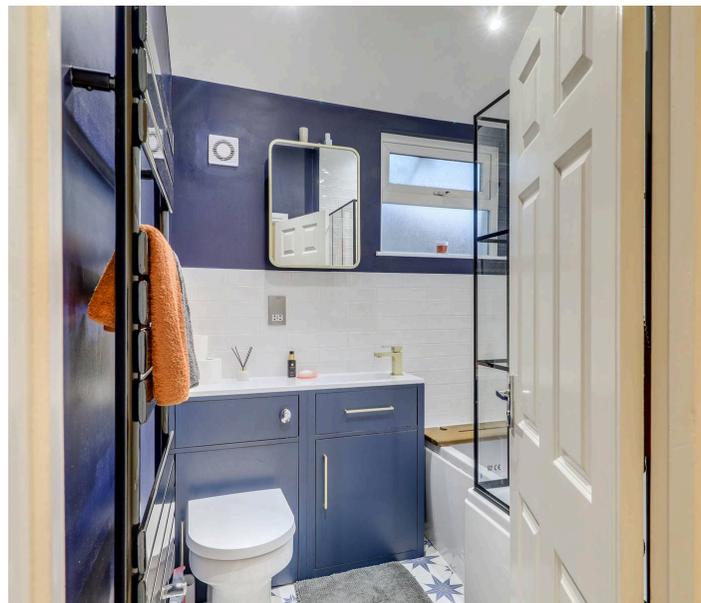
13' 11" x 10' 9" (4.23m x 3.28m)

Double-glazed window, inset ceiling spotlights, wall-mounted lights, radiator, fitted carpet.

### Bedroom

10' 5" x 10' 2" (3.17m x 3.09m)

Double-glazed window, inset ceiling spotlights, wall-mounted lights, radiator, fitted carpet.



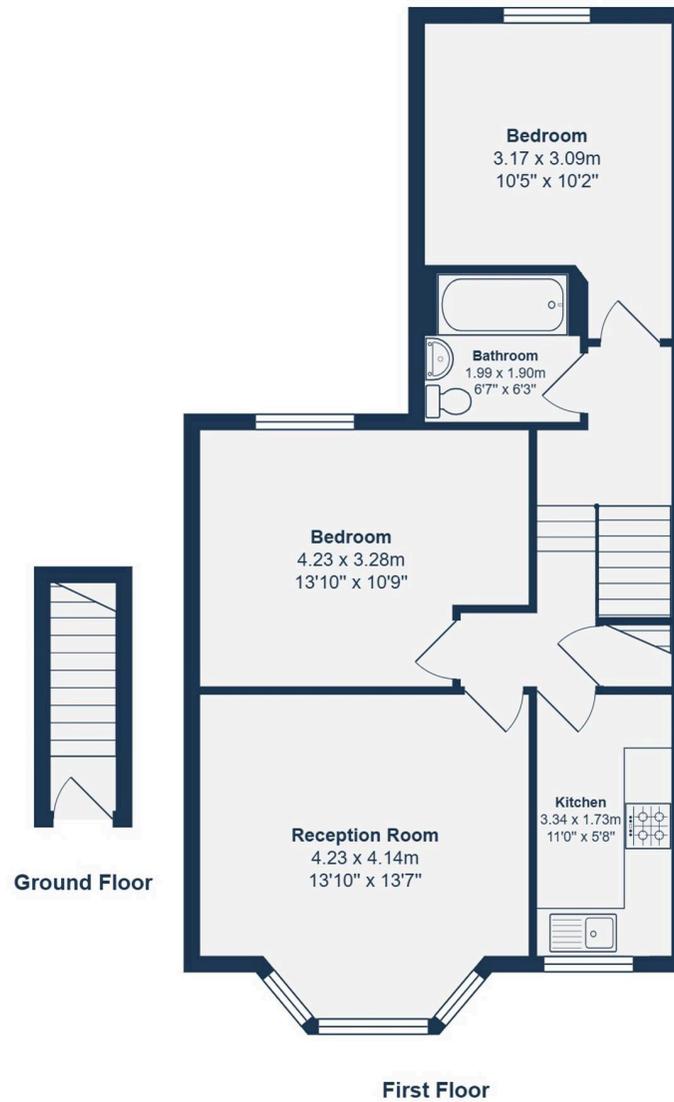
### Bathroom

6' 6" x 6' 3" (1.99m x 1.90m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.







Total Area: 63.0 m<sup>2</sup> ... 678 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

Stanford Estates, 1 Catford Broadway - SE6 4SP

02086903656

[catford@stanfordestates.london](mailto:catford@stanfordestates.london)

[stanfordestates.london/](https://stanfordestates.london/)