



STANFORDS

12a, Minard Road, Catford  
£425,000



## 12a, Minard Road

### Catford

A beautifully presented two-bedroom garden flat, set on the ground floor of a handsome double-fronted semi-detached house within the sought-after Corbett Estate. Combining period charm with modern comfort, this home offers generous living space, a private garden, and the convenience of off-street parking.

Inside, the spacious reception room features a bay window that fills the space with natural light and provides an elegant setting for relaxation or entertaining. The kitchen opens directly onto the private garden — a peaceful retreat with a front and rear seating areas and a lovingly maintained lawn, perfect for alfresco dining or unwinding outdoors. There are two well-proportioned double bedrooms, including a principal bedroom with built-in wardrobes, and a stylish, contemporary bathroom. Additional benefits include a spacious cellar, offering excellent storage, and off-street parking to the front.

Ideally located close to Hither Green Station, the property enjoys fast connections into London Bridge, Cannon Street, and Charing Cross. The local area offers an excellent mix of independent cafés, shops, and restaurants, along with popular green spaces such as Manor Park and Mountsfield Park.

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

- Corbett Estate
- Share of Freehold
- 2-Bed Ground Floor Flat
- Private Garden
- Off-Street Parking
- Total Area: 649sqft.
- 0.4mi to Hither Green Station



## GROUND FLOOR

### Reception Room

18' 0" x 9' 3" (5.49m x 2.82m)

Double-glazed sash bay windows, wooden shutters, pendant ceiling light, built in cabinet and shelving, radiator, wood flooring.

### Kitchen

10' 5" x 7' 5" (3.18m x 2.26m)

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

### Bedroom

15' 2" x 11' 5" (4.62m x 3.48m)

Double-glazed bay windows, wooden shutters, pendant ceiling light, built-in wardrobes, radiator, fitted carpet.

### Bedroom

10' 3" x 8' 5" (3.12m x 2.57m)

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

### Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

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

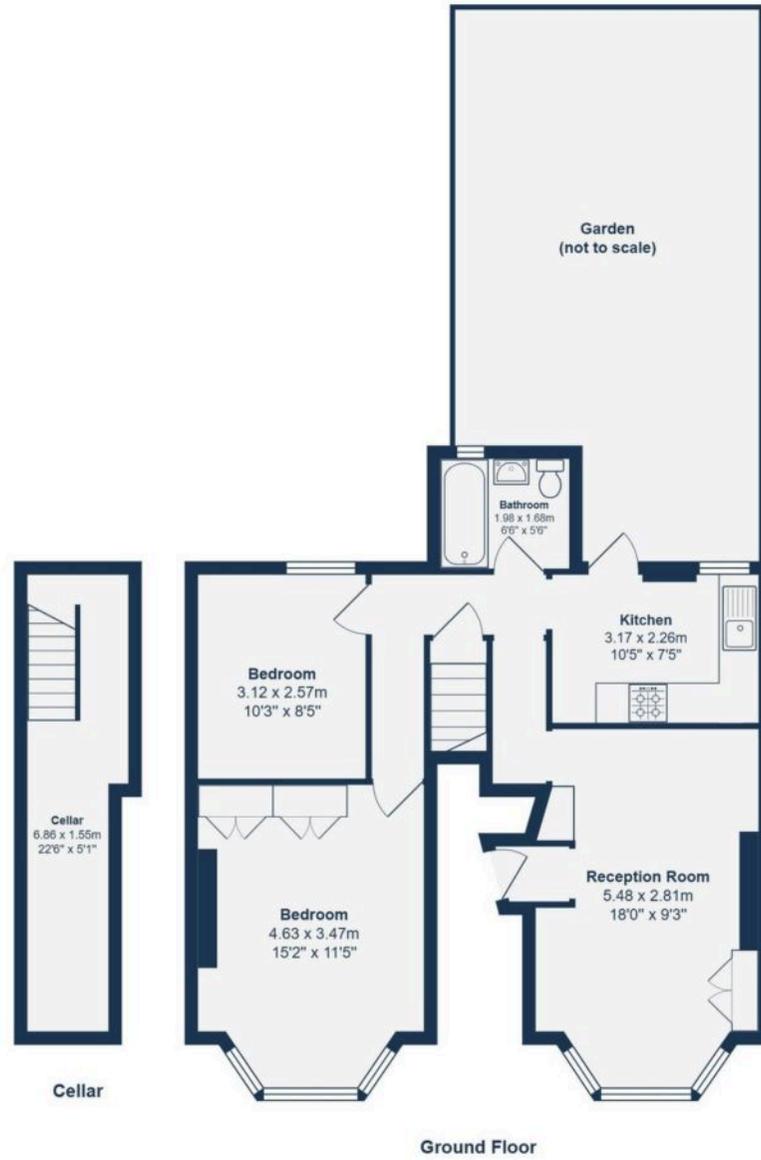
## CELLAR

### Cellar

22' 6" x 5' 1" (6.86m x 1.55m)

Ceiling light and power supply.





Total Area: 60.3 m<sup>2</sup> ... 649 ft<sup>2</sup> (excluding cellar)

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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