



STANFORDS

24 Davenport Road, London  
£525,000



## Davenport Road

London, London

This thoughtfully presented Victorian ground-floor maisonette combines period character with carefully considered recent updates and the benefit of private outdoor space. The home opens into a welcoming reception room, providing a bright and inviting setting for everyday living or relaxed entertaining. Handcrafted floor-to-ceiling bookshelves with integrated storage create a distinctive focal point, adding both charm and practicality. The apartment has also been recently refreshed, with new flooring laid throughout the principal rooms and hallway.

The property offers two bedrooms, including a generous principal double bedroom and a second room that can be arranged flexibly as a guest bedroom, study, nursery, or home office depending on individual needs. Both bedrooms overlook the side garden, providing a pleasant green outlook and a sense of privacy.

A renovated bathroom is conveniently positioned within the home and benefits from a window, allowing for natural light and ventilation while providing the essential fixtures for everyday comfort.

To the rear lies a kitchen and dining room with space for a table, creating a sociable setting for both day-to-day living and hosting meals.

Externally, the property enjoys a private rear garden, offering a peaceful setting for relaxing, outdoor dining, or planting. In addition, there is a side garden that enhances the sense of space and greenery around the home. A private front patio provides a welcoming approach and an additional outdoor seating area, completing this charming ground-floor period property.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Bedrooms

Kitchen / Dining



## GROUND FLOOR

### Reception Room

14' 8" x 13' 9" (4.47m x 4.18m)

Pendant lighting and spot lighting, window, wall-mounted radiator, built-in shelving, alcove space, wood floor.

### Bedroom

13' 9" x 10' 9" (4.18m x 3.28m)

Pendant lighting and spotlighting, window, radiator, alcove space, carpet.

### Bathroom

9' 1" x 8' 2" (2.77m x 2.48m)

Ceiling light, window, tiled walls, wall-mounted radiator with towel rail, toilet, clawfoot bath tub with shower head and mixer tap, sink with mixer tap, tile floor.

### Bedroom

9' 1" x 8' 2" (2.77m x 2.48m)

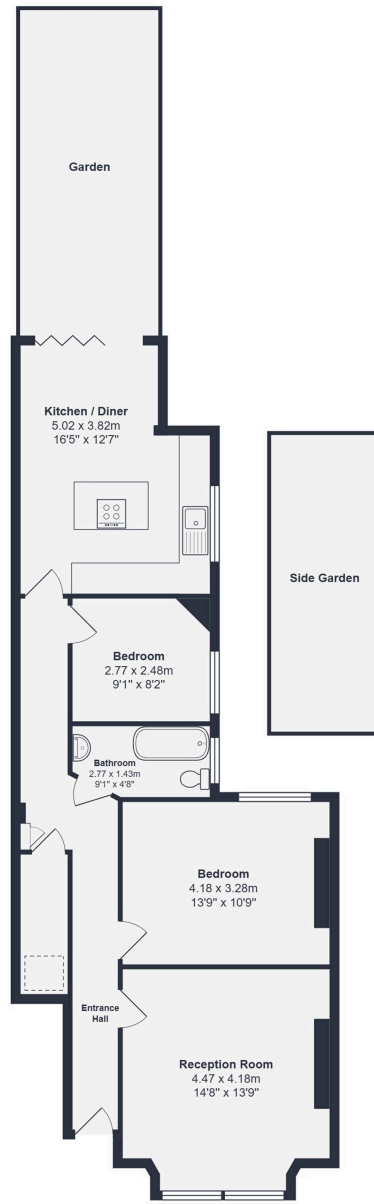
Spotlighting, window, radiator, carpet.

### Kitchen/Diner

16' 6" x 12' 6" (5.02m x 3.82m)

Spotlighting, windows, glass doors opening to the garden, matching cabinets and full length wall units, centre island units, radiator, sink with mixer tap, integrated fridge/freezer, dishwasher, microwave and oven, shelving, wood floor.





**Ground Floor**

Total Area: 79.0 m<sup>2</sup> ... 850 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.





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