



STANFORDS

Laleham Road, Catford
Guide Price £275,000 - £300,000

A light and modern one-bedroom flat set on the ground floor of a period conversion, benefiting from a private garden.

Stepping inside, the property opens into a bright open-plan kitchen and lounge, offering plenty of space for everyday living, with modern units and a bay window overlooking the garden. To the rear, the double bedroom features built-in wardrobes, while a sleek, contemporary shower room completes the interior.

The private garden is a standout feature, with a well-kept lawn, space for al fresco dining, and rear access.

Ideally located within easy reach of Catford, Hither Green, and Ladywell stations, the flat offers excellent transport links into Central London. The area also boasts a variety of local amenities, including supermarkets, independent shops, cafés, and restaurants, with Mountsfield Park just moments away for outdoor enjoyment.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- **Ground Floor Flat**
- **Private Garden**
- **Open Plan Lounge & Kitchen**
- **Modern Shower Room**
- **0.7mi to Twin Catford & Hither Green Stations**
- **Mountsfield Park nearby**









Ground Floor

Total Area: 35.0 m² ... 377 ft²

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

Open Plan Kitchen & Living Room

16' 4" x 10' 7" (4.97m x 3.22m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, integrated dishwasher, fridge/freezer, oven, electric hob and extractor hood, plumbing for washing machine, wood flooring, underfloor heating.

Shower Room

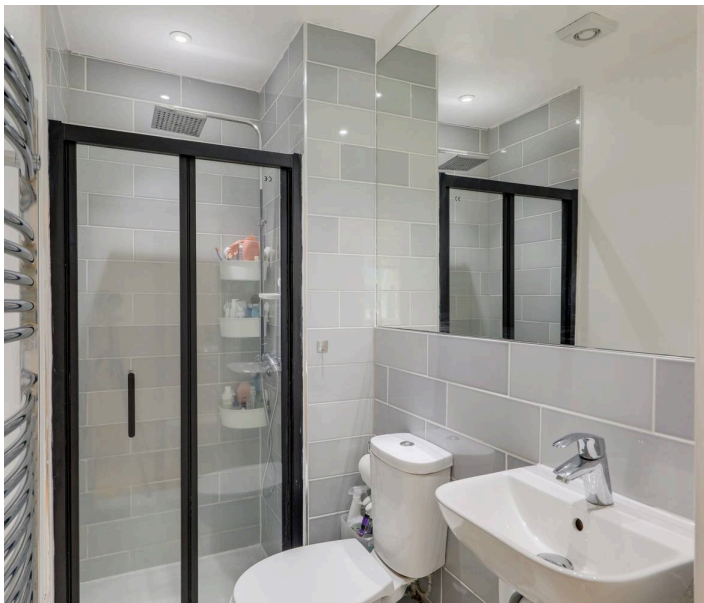
7' 1" x 3' 11" (2.17m x 1.20m)

Inset ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, tile flooring, underfloor heating.

Bedroom

10' 11" x 10' 4" (3.32m x 3.16m)

Double-glazed sliding doors to garden, inset ceiling spotlights, fitted wardrobes, wood flooring, underfloor heating.



STANFORDS