



STANFORDS

Verdant Lane, Catford
Guide Price £360,000

Set within the sought-after Corbett Estate, this charming first-floor maisonette offers a wonderful blend of character and practicality.

The property features a bright and spacious reception room to the front, enhanced by a beautiful bay window. To the rear, a well-appointed kitchen boasts sleek cabinetry and a selection of integrated appliances, creating a stylish and functional cooking environment.

Accommodation comprises a generously sized double bedroom complete with fitted wardrobe storage, alongside a smaller second bedroom positioned to the front—perfect as a guest room, nursery or study. The bathroom is tastefully finished and features a classic roll-top bathtub, adding a touch of elegance.

Externally, the property benefits from its own private section of garden, accessed via a side gate to the rear—ideal for outdoor relaxation or entertaining.

Conveniently located approximately 0.8 miles from Hither Green Station and Mountsfield Park, the property is also within easy reach of a variety of local amenities, including shops, cafés and restaurants.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

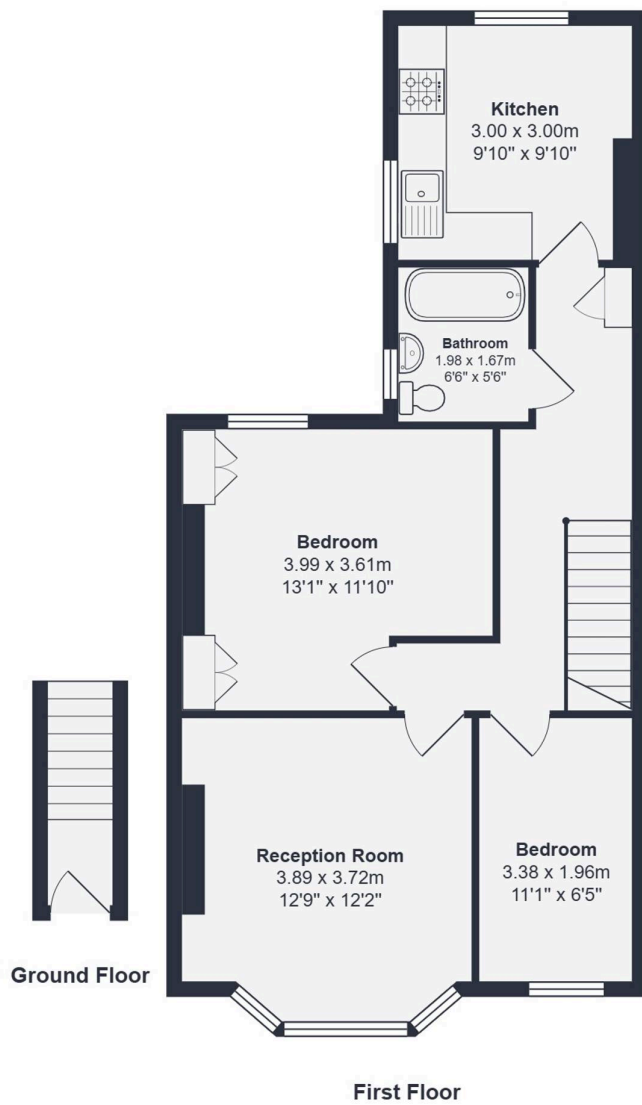
EPC Environmental Impact Rating:

- **First Floor Maisonette**
- **Corbett Estate**
- **Two Bedrooms**
- **Modern Kitchen & Bathroom**
- **Private Section of Garden**
- **0.7mi to Hither Green Station**
- **Total Area - 647sqft**









Total Area: 60.1 m² ... 647 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.



FIRST FLOOR

Landing

Reception Room

12' 9" x 12' 2" (3.89m x 3.72m)

Pendant light, double-glazed bay window, radiators, wood flooring.

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

Ceiling spotlights, double-glazed windows, radiator, splashback tile, sleek matching base and wall units, integrated oven, gas hob and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, vinyl flooring.

Bedroom

11' 1" x 6' 5" (3.38m x 1.96m)

Pendant light, window, radiator, carpet.

Bedroom

13' 1" x 11' 10" (3.99m x 3.61m)

Pendant ceiling light, double-glazed window, radiator, fitted wardrobes, shelving, wood flooring.

Bathroom

6' 6" x 5' 6" (1.98m x 1.67m)

Ceiling light, double-glazed window, wall-mounted heated towel rail, pedestal washbasin, roll top bathtub with shower and screen, WC, tile flooring.



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