



STANFORDS

Bellingham Road, Catford

Guide Price £475,000

This bright and modern three-bedroom flat is set on the ground floor of an extended period conversion, offering spacious and well-designed living ideal for families and those who love to entertain.

Ideally located just a short walk from Bellingham Station, the property provides frequent services into Central London, along with easy access to local shops, a variety of places to eat and drink, and the beautiful open spaces of Forster Memorial Park. Popular with families, the area is well served by nurseries and well-regarded schools, including Torridon Primary School.

Internally, a welcoming entrance hall leads to a spacious open-plan kitchen and living area, flooded with natural light and offering ample space for dining. This is a perfect setting for both everyday living and entertaining. Just off the living space is one of the three bedrooms, a spacious double complete with built-in wardrobes and an ensuite shower room. Further along the hallway, you'll find two additional bedrooms, including a generous master with a large bay window and fitted wardrobes, a modern family bathroom, and plenty of built-in storage.

Sliding doors open onto a private patio and a lush lawned garden, seamlessly extending the living space and creating the perfect spot for alfresco dining and relaxing in the sun. The property also benefits from off-street parking for one car and side access to the garden.

**Council Tax band: C**

**Tenure: Share of Freehold**

**EPC Energy Efficiency Rating: C**

- **Ground Floor Flat**
- **Private Garden**
- **Three Beds - Two Baths**
- **Open Plan Kitchen & Living Room**
- **Off-Street Parking**
- **0.3mi to Bellingham Station**
- **1.1mi to Catford Bridge Station**









## GROUND FLOOR

### Open Plan Kitchen & Living Room

27' 0" x 11' 9" (8.23m x 3.59m)

Double-glazed sliding doors to garden, skylight, inset ceiling spotlights, track lighting, fitted kitchen units, ceramic sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, induction hob, extractor hood, radiators, engineered wood flooring.

### Entrance Hall

Double-glazed window, inset ceiling spotlights, storage cupboards, radiator, engineered wood flooring.

### Bedroom

13' 9" x 9' 10" (4.19m x 3.00m)

Double-glazed bay windows, inset ceiling spotlights, pendant ceiling light, fitted wardrobes, radiator, fitted carpet.

### Bedroom

10' 11" x 8' 4" (3.33m x 2.54m)

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

### Bathroom

9' 10" x 4' 5" (3.00m x 1.35m)

Inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

### Bedroom

11' 0" x 9' 7" (3.35m x 2.92m)

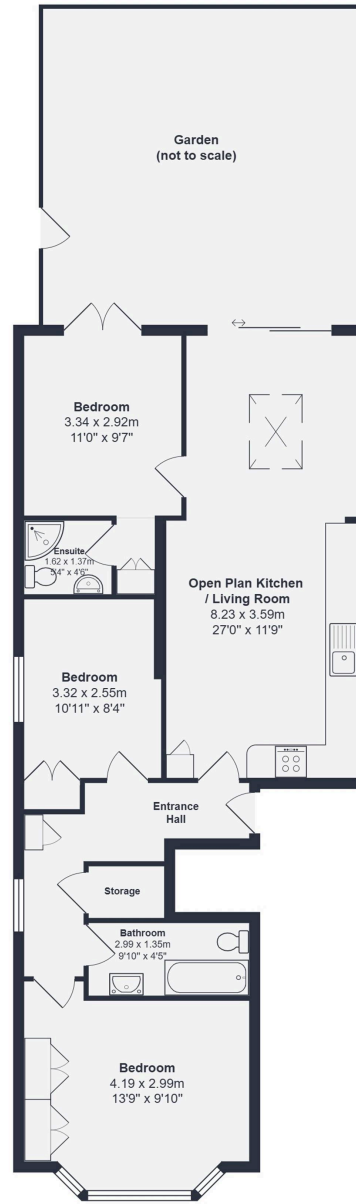
Double-glazed French doors to garden, pendant ceiling light, storage cupboard, radiator, fitted carpet.

### Ensuite

5' 4" x 4' 6" (1.63m x 1.37m)

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





**Ground Floor**

Total Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup> (excluding garden)

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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