



STANFORDS

Bradgate Road, London

Guide Price £425,000

A spacious and characterful first and second floor conversion flat, ideally situated on the sought-after Bradgate Road, SE6, offering generous accommodation across two well-arranged levels and excellent access to local amenities, transport links, and green open spaces.

The first floor welcomes you with a bright and inviting reception room, perfect for both relaxing and entertaining, featuring plenty of natural light and ample living space. Also on this level is a well-proportioned double bedroom, a fitted kitchen with good storage and workspace, and a family bathroom. One of the standout features of the property is the direct access to the shared rear garden, providing a lovely outdoor space ideal for summer evenings, gardening, or simply unwinding after a long day.

The second floor offers a substantial principal bedroom complete with fitted wardrobes and built-in storage, creating an excellent main bedroom suite with plenty of practicality and comfort. In addition, there is a large loft room which offers fantastic versatility depending on your needs.

Bradgate Road is well positioned for convenient transport connections, with Catford Bridge Station 0.5 miles away, offering excellent links into Central London and beyond. Families will also appreciate the proximity to well-regarded local schools including Prendergast Ladywell School and nearby Holbeach Primary School, which is only around 0.5 miles from the property.

For outdoor leisure, residents can enjoy nearby green spaces such as Mountsfield Park, Lewisham Park and Riverview Walk & River Pool Linear Park, all offering excellent recreational space for walking, exercise, and family activities. Everyday shopping is also highly convenient with Tesco, Sainsbury's, and local high street amenities close by.

- **Large Loft**
- **Two Bedrooms**
- **Share Of Freehold**
- **Total Area - 821sqft**









FIRST FLOOR

Reception Room

15' 1" x 11' 3" (4.60m x 3.44m)

Pendant light, large windows, period fireplace, modern birch plywood shelving, steel column radiator, and natural cork flooring.

Bedroom 2

12' 4" x 9' 5" (3.76m x 2.87m)

Pendant spotlights, window with garden view, period fireplace, steel column radiator, and natural cork flooring.

Kitchen

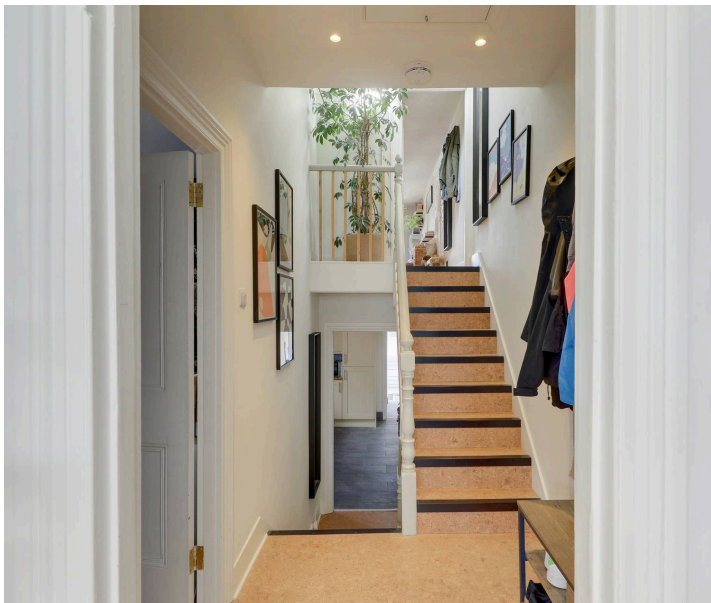
12' 9" x 10' 0" (3.89m x 3.06m)

Spotlighting, window, matching base and wall units, integrated electric fan oven with gas hob and extractor hood, sink with mixer tap, ample fitted cupboard space, plumbing for washing machine and dishwasher, and tiled flooring.

Bathroom

6' 10" x 6' 5" (2.09m x 1.96m)

Spotlighting, 2 windows, toilet, sink with mixer tap, bathtub with shower head and mixer tap, modern black fittings, and tiled walls and flooring.



SECOND FLOOR

Bedroom 1

19' 6" x 10' 0" (5.95m x 3.06m)

Spotlighting, 2 windows with garden view, ample fitted wardrobe space and storage, steel column radiator, and natural wooden flooring.

Loft

23' 11" x 15' 4" (7.30m x 4.68m)

Large loft, fully boarded, pull down ladder, power and light.



Total Area: 76.2 m² ... 821 ft² (excluding loft)

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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