



STANFORDS

Broadfield Road, Catford
Guide Price £350,000

Set within an attractive period conversion, this beautifully presented ground floor flat offers a wonderful blend of character and contemporary living, complemented by a generous private garden and versatile garden office. The property opens into a welcoming entrance hall, leading through to a stunning reception room. This impressive space is flooded with natural light thanks to a large bay window and is further enhanced by a charming fireplace, creating a warm yet airy setting ideal for both relaxing and entertaining.

To the rear, the kitchen has been thoughtfully designed with sleek cabinetry and integrated oven and hob, offering a clean, modern finish while maintaining practicality for everyday living.

The bedroom is well-proportioned and features a useful alcove area, perfect for built-in storage or a bespoke wardrobe solution. A stylish shower room completes the interior, fitted with a contemporary walk-in shower and elegant glass divider.

A standout feature of the home is the substantial rear garden, offering both direct access from the property and convenient side access. At the far end, a well-sized garden office provides an excellent work-from-home space or studio, complete with track ceiling lighting, wall-mounted heating and power.

Situated on Broadfield Road in the popular Catford/Hither Green area, the property benefits from excellent local amenities and green spaces. With convenient links into central London, while a selection of independent shops, cafés and delis can be found nearby.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- **Ground Floor Period Conversion Flat**
- **Private Garden**
- **Light & Modern**
- **Garden office/gym**









GROUND FLOOR

Entrance Hall

Reception Room

16' 10" x 13' 4" (5.12m x 4.06m)

Pendant light, bay window, fireplace, alcove space with shelving, wood flooring.

Kitchen

11' 8" x 10' 5" (3.55m x 3.17m)

Pendant lights, window, matching base and wall units, integrated oven, gas hob and extractor hood, plumbing for washing machine, sink with mixer tap, radiator, wood floor.

Bedroom

13' 10" x 10' 9" (4.21m x 3.28m)

Pendant light, window, radiator, alcove space, wood floor.

Shower Room

6' 7" x 6' 4" (2.00m x 1.94m)

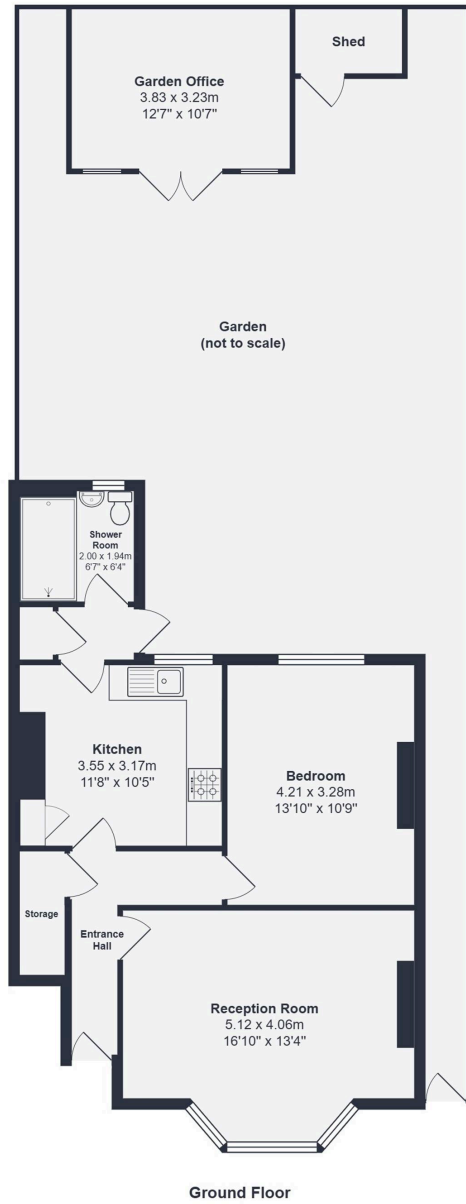
Ceiling light, window, toilet, unit with sink and mixer tap, walk-in shower with glass divider and mixer tap, tiled walls, tiled flooring.

Garden Office

12' 7" x 10' 7" (3.83m x 3.23m)

Track ceiling light, windows, wall-mounted electric heater, power, wood flooring.





Total Area: 57.9 m² ... 624 ft² (excluding garden office & shed)

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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