



STANFORDS

Soul Street, Catford
£525,000

A beautifully presented two bedroom home set within a private gated development in the heart of Catford, offering stylish modern living with excellent transport connections and a peaceful residential setting.

The ground floor is centred around a spacious open-plan living and kitchen area, designed to maximise natural light and create a welcoming, sociable environment. The interior is finished with striking industrial-style touches, including an attractive exposed brick feature wall, giving the space real character. There is ample room for both relaxing and dining, alongside a sleek, contemporary fitted kitchen.

Also on the ground floor is a convenient guest WC and a practical storage cupboard, adding to the home's everyday functionality.

Upstairs, the property offers two generous double bedrooms, both well-proportioned and filled with natural light. The accommodation is completed by a modern family bathroom, featuring both a separate bathtub and a walk-in shower.

Externally, the home benefits from a private rear garden, an ideal retreat for outdoor dining, summer barbecues, or simply relaxing in the sun. The property is set back from the street within a secure gated development, ensuring a quiet and peaceful atmosphere.

Located within easy reach of both Catford and Bellingham stations, the property enjoys excellent transport links into Central London. The surrounding area offers a vibrant mix of independent shops, supermarkets, and exciting places to eat and drink, providing plenty of local amenities. Nearby Mountsfield Park offers attractive green space, while families will appreciate a range of local nurseries and schools, including the well-regarded Sandhurst Primary School.

A stylish and well-located home, ideal for professionals, couples, or small families seeking contemporary living in a well-connected South East London location.

- Private Gated Mews
- Two Double Bedrooms
- Stylish Warehouse Design
- Open Plan Kitchen & Living Room









GROUND FLOOR

Open Plan Kitchen & Living Room

19' 10" x 17' 11" (6.04m x 5.45m)

Double-glazed windows and French doors to patio, pendant and inset ceiling lights, fitted kitchen units with breakfast bar, ceramic butler sink with mixer tap and drainer, integrated dishwasher and washing machine, combi boiler, tile flooring to kitchen area, column radiators, storage cupboard, wood flooring.

WC

7' 0" x 3' 9" (2.14m x 1.14m)

Ceiling light, wall-mounted washbasin, WC, column radiator, tile flooring.

FIRST FLOOR

Bedroom

12' 8" x 10' 7" (3.86m x 3.22m)

Double-glazed window, wooden shutters, inset ceiling spotlights, pendant light, column radiator, wood flooring.

Bedroom

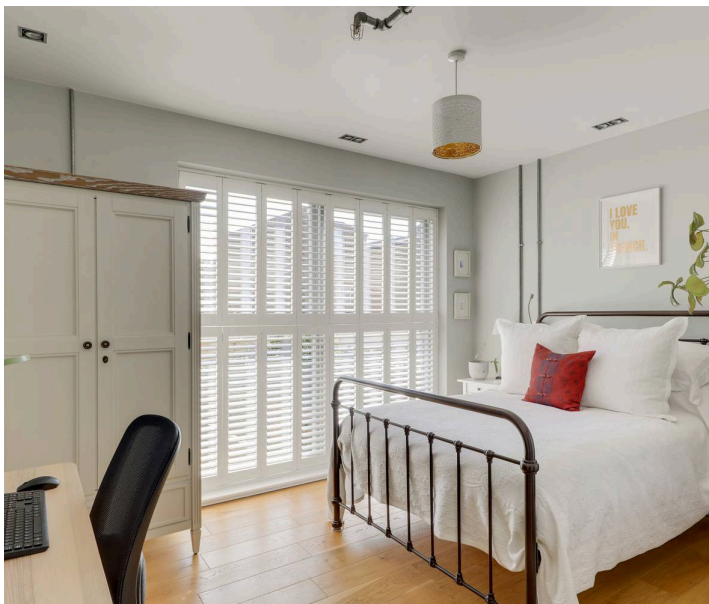
13' 7" x 10' 11" (4.14m x 3.32m)

Floor to ceiling double-glazed window, wooden shutters, inset ceiling spotlights, pendant light, column radiator, wood flooring.

Bathroom

7' 9" x 7' 8" (2.36m x 2.34m)

Inset ceiling spotlights, walk-in shower with overhead and handheld showers, bathtub, washbasin on vanity unit, WC, heated towel rail, tile flooring.





Ground Floor



First Floor

Total Area: 78.8 m² ... 848 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.

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