



STANFORDS

Arran Road, Catford

Guide Price £575,000



Thoughtfully and comprehensively renovated by the current owners and benefitting from a share of freehold, this light and spacious three-bedroom split-level flat offers beautifully presented accommodation, a large private garden, garden studio, and off-street parking. Stepping inside, a bright and spacious first-floor landing leads to the elegant reception room, where charming period details including cornicing, a feature fireplace, bay windows, and bespoke fitted cabinetry create a warm and inviting atmosphere. Engineered oak flooring runs throughout much of the home, complete with acoustic underlay for improved sound insulation, while retained character features sit comfortably alongside a host of thoughtful modern upgrades.

To the rear, the impressive kitchen/diner is flooded with natural light from dual-aspect windows and features sleek contemporary units, integrated appliances, stone worktops, and ample space for dining and entertaining. Direct access to the garden creates a wonderful indoor-outdoor flow, making it the true heart of the home.

Outside, the private rear garden has been thoughtfully landscaped to provide a fantastic space for both relaxing and entertaining. To the rear, a substantial fully insulated garden studio with power provides a versatile space, ideal as a home office, gym, creative studio, or hobby room.

The first floor also houses two bedrooms, including a generous double with built-in storage, alongside a stylish family bathroom benefitting from underfloor heating. Occupying the top floor, the spacious principal bedroom enjoys a large dressing area and is served by a sleek contemporary en-suite shower room, creating a peaceful and private retreat.

Ideally located within easy reach of Catford and Bellingham stations, the property benefits from excellent transport links into Central London.

Residents are also well placed for the beautiful open spaces of Mountsfield Park, Forster Memorial Park, and Waterlink Way.

- **Three-Bedroom Split-Level Conversion Flat**
- **Beautifully Renovated Throughout**
- **Private Landscaped Garden with Studio**
- **Principal Suite with Dressing Area & En-Suite**
- **Share of Freehold**
- **Culverley Green Conservation Area**





FIRST FLOOR

Reception Room

15' 5" x 14' 5" (4.71m x 4.40m)

Double-glazed bay windows, pendant ceiling light, gas fireplace, alcove shelving and cabinetry, column radiator, engineered wood flooring.

Kitchen & Dining Room

21' 2" x 10' 10" (6.45m x 3.31m)

Double-glazed sash windows, door to garden, pendant ceiling light, inset ceiling spotlights, fitted kitchen units with stone worktops, sink with mixer tap, integrated dishwasher, combi oven, electric hob, extractor hood and fridge/freezer, column radiator, engineered wood flooring.

Bedroom

16' 8" x 10' 7" (5.09m x 3.22m)

Double-glazed windows, pendant ceiling light, built-in wardrobes, fireplace, column radiator, fitted carpet.

Bedroom

15' 11" x 7' 0" (4.84m x 2.14m)

Double-glazed window, pendant ceiling light, column radiator, fitted carpet.

Bathroom

9' 1" x 7' 7" (2.78m x 2.32m)

Double-glazed windows, ceiling light, freestanding bathtub, washbasin on vanity unit, WC, tile flooring, underfloor heating.



SECOND FLOOR

Bedroom

21' 11" x 11' 4" (6.67m x 3.46m)

Double-glazed roof windows, pendant ceiling light, access to eaves storage, built-in storage units, column radiator, fitted carpet.

Dressing Room

13' 2" x 12' 4" (4.01m x 3.75m)

Double-glazed roof window, wall-mounted light, column radiator, fitted carpet.

Ensuite

7' 6" x 7' 3" (2.29m x 2.21m)

Double-glazed roof window, walk-in shower, stone vanity unit, WC, heated towel rail, tile flooring, underfloor heating.

Utility Room

7' 3" x 4' 8" (2.21m x 1.42m)

Plumbing for washing machine.

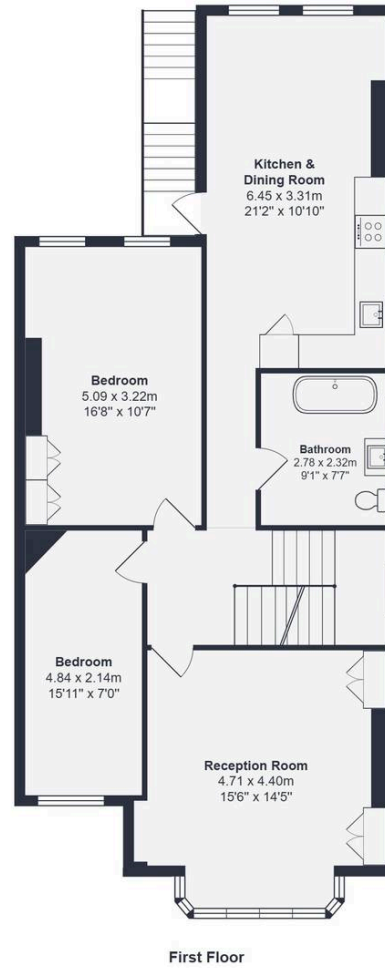
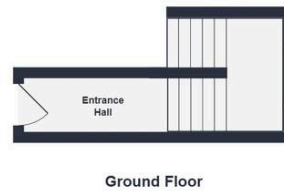
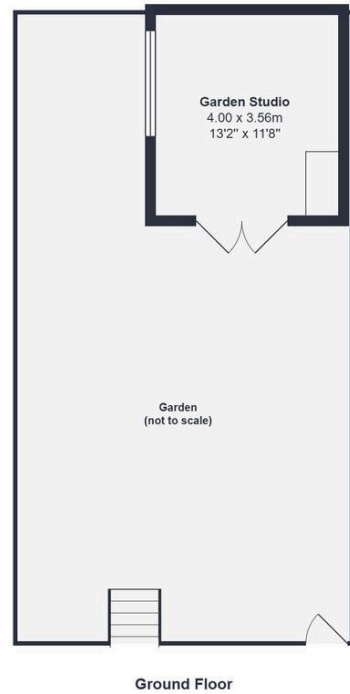
OUTSIDE

Garden Studio

13' 1" x 11' 8" (4.00m x 3.56m)

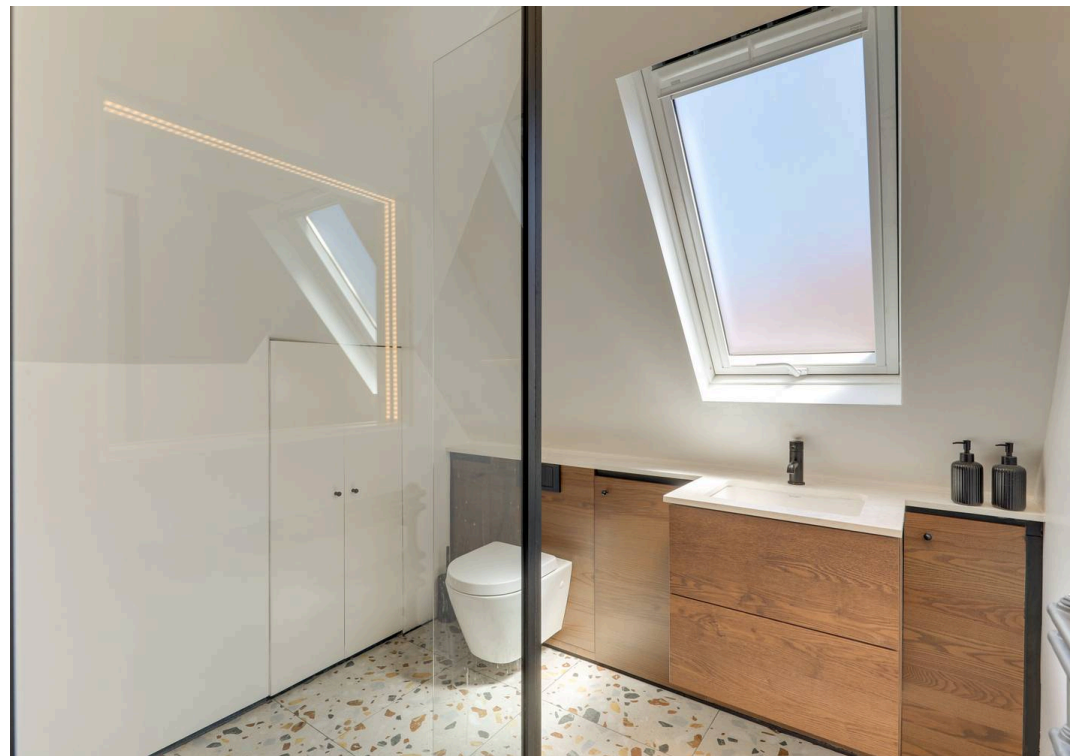
Double-glazed windows and French doors, inset ceiling spotlights, fitted base unit with undercounter wine cooler and freezer, tile flooring.





Total Area: 148.0 m² ... 1594 ft² (excluding eaves storage & garden studio)

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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