



STANFORDS

Culverley Road, Catford  
Guide Price £300,000



A beautifully presented one-bedroom first-floor flat, offered with a share of the freehold, set within a charming period conversion in the highly sought-after Culverley Green Conservation Area. Renowned for its attractive period homes and peaceful residential streets, this desirable location offers the perfect balance of character, green space, and excellent connectivity.

Stepping inside, the property is thoughtfully laid out and stylishly presented throughout. The bright reception room is flooded with natural light from a striking bay window, creating a welcoming space to relax and entertain. The contemporary kitchen is fitted with sleek modern units and integrated appliances, while the generous double bedroom benefits from an en-suite bathroom. A separate WC off the entrance hall provides added convenience for guests.

A particular highlight of the property is the beautifully maintained south-facing private garden. Offering a spacious lawn, patio area, and mature planting, this tranquil outdoor space is perfect for alfresco dining, relaxing in the sun, or keen gardeners looking to create their own oasis.

Ideally located within easy reach of Catford and Catford Bridge stations, the property benefits from excellent transport links into Central London, as well as a range of local bus routes. The surrounding area offers a vibrant selection of independent cafés, shops, supermarkets, and restaurants, while the beautiful open spaces of Mountsfield Park, Ladywell Fields, Riverview Walk, and Waterlink Way are all nearby.

**Council Tax band: C**

**Tenure: Share of Freehold**

**EPC Energy Efficiency Rating: C**

- One Bedroom First Floor Flat
- Share of Freehold
- Private South-Facing Garden
- Charming Period Conversion
- Culverley Green Conservation Area
- Beautifully Presented Throughout
- Newly Fitted Kitchen with Integrated Appliances





## FIRST FLOOR

### Reception Room

15' 3" x 10' 9" (4.65m x 3.28m)

Double-glazed bay windows, pendant ceiling light, storage cupboard, radiator, wood flooring.

### Kitchen

12' 2" x 4' 8" (3.70m x 1.43m)

Double-glazed window, track ceiling light, newly fitted fitted kitchen units (2026), sink with mixer tap and drainer, integrated washing machine, fridge/freezer, oven, gas hob and extractor hood, combi boiler, wood flooring.

### Bedroom

16' 1" x 7' 9" (4.89m x 2.37m)

Double-glazed window, pendant ceiling light, radiator, wood flooring.

### Bathroom

5' 8" x 4' 11" (1.72m x 1.49m)

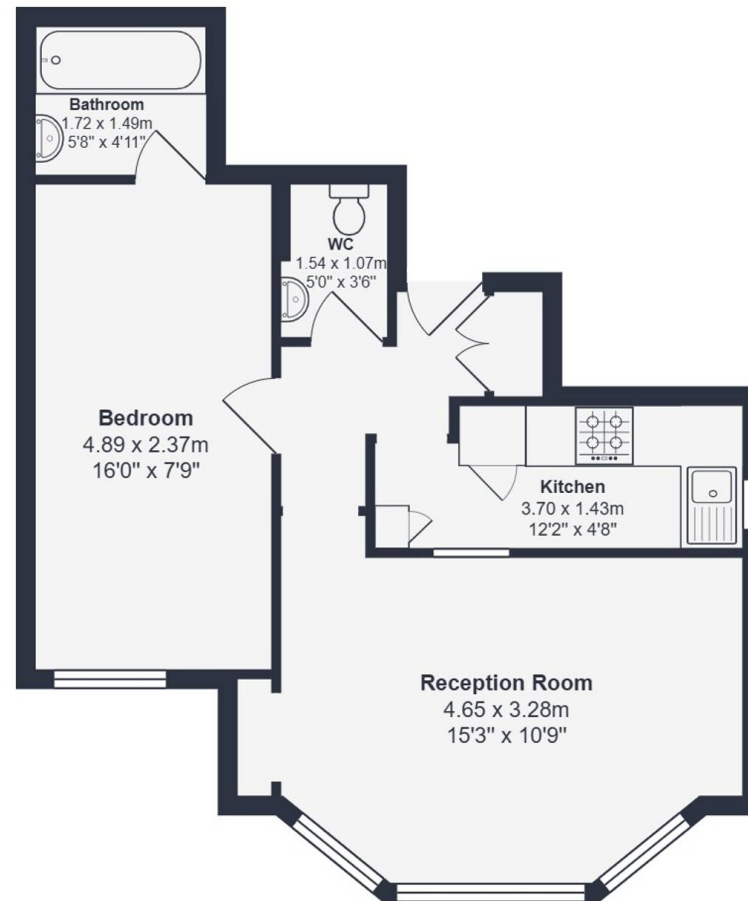
Ceiling light, bathtub with overhead and handheld showers, washbasin, radiator, tile flooring.

### WC

5' 1" x 3' 6" (1.54m x 1.07m)

Pendant ceiling light, washbasin, WC, tile flooring.





**First Floor**

Total Area: 42.0 m<sup>2</sup> ... 453 ft<sup>2</sup>

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.



## Stanford Estates - Catford

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