



Davenport Road, Catford
£450,000

STANFORDS



A beautifully presented three-bedroom first-floor flat, offering light and spacious accommodation, a private south-facing garden, and a wonderful blend of period charm and contemporary style.

Stepping inside, the property opens to a bright and spacious landing with useful built-in storage. To the front, the generous reception room is flooded with natural light from a large bay window and features a charming fireplace with alcove shelving, creating a warm and inviting space to relax and entertain. To the rear, the kitchen is well appointed and fitted with sleek modern units.

The property offers three well-proportioned bedrooms, two of which are generous doubles, alongside a beautifully appointed modern bathroom, all presented to an excellent standard throughout.

Outside, the private south-facing garden is a real highlight. Lovingly maintained, this peaceful leafy retreat provides plenty of space for alfresco dining, relaxing in the sun, and keen gardeners to enjoy.

Ideally positioned within easy reach of Hither Green, Ladywell, Catford, and Catford Bridge stations, the property benefits from excellent transport links into Central London via National Rail, London Overground, and local bus routes. The surrounding area offers a fantastic selection of independent cafés, restaurants, supermarkets, and local shops, while the beautiful open spaces of Mountsfield Park and Ladywell Fields are both within easy reach. Popular with families, the area is also well served by a range of highly regarded nurseries and schools.

- **Beautifully Presented First Floor Flat**
- **Private South-Facing Garden**
- **Bright Bay-Fronted Reception Room**
- **Modern Kitchen & Bathroom**
- **Excellent Transport Links**
- **Close to Mountsfield Park & Ladywell Fields**



FIRST FLOOR

Landing

Double-glazed window, pendant ceiling lights, storage cupboard, radiator, part fitted carpet, part wood flooring.

Reception Room

11' 5" x 16' 1" (3.48m x 4.90m)

Double-glazed bay window, pendant ceiling light, fireplace, alcove shelving, radiator, wood flooring.

Kitchen

8' 5" x 7' 8" (2.57m x 2.33m)

Double-glazed window, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven and gas hob, extractor hood, plumbing for washing machine, tile flooring.

Bedroom

11' 5" x 12' 2" (3.48m x 3.71m)

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

Bedroom

11' 11" x 8' 6" (3.64m x 2.60m)

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

Bedroom

6' 3" x 8' 2" (1.90m x 2.48m)

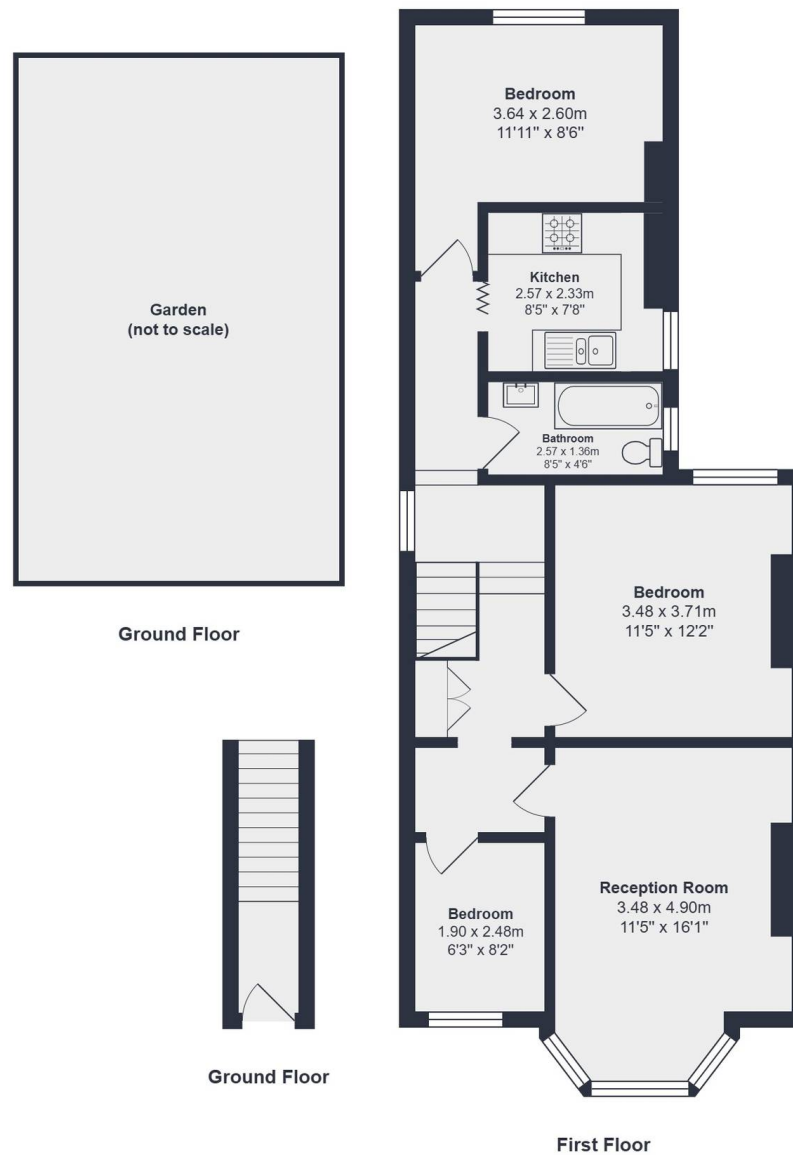
Double-glazed window, pendant ceiling light, radiator, wood flooring.

Bathroom

8' 5" x 4' 6" (2.57m x 1.36m)

Double-glazed window, inset ceiling spotlight, bathtub with shower, washbasin on vanity unit, WC, heated towel rail, underfloor heating, tile flooring.





Total Area: 73.3 m² ... 789 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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