



Farley Road, London

Guide Price £400,000

STANFORDS



A beautifully presented two-bedroom ground floor flat on Farley Road, a quiet residential street ideally positioned for excellent transport links and just a short stroll from the beautiful open spaces of Mountsfield Park. Blending charming period features with light, modern interiors, this is a stylish and welcoming home, perfect for first-time buyers, downsizers, or those seeking a move-in-ready property.

Stepping inside, the welcoming reception room is flooded with natural light from a bay window and centres around a charming feature fireplace, creating a warm and inviting space for relaxing and entertaining. Along the hallway are two well-proportioned bedrooms, a sleek contemporary bathroom, and a well-appointed kitchen fitted with modern cabinetry.

A real highlight of the property is the impressive south-facing rear garden. Thoughtfully landscaped, this wonderful outdoor space provides plenty of room for alfresco dining, relaxing in the sun, and keen gardeners to enjoy, creating a peaceful extension of the living accommodation.

The property is ideally located within easy reach of Catford, Ladywell, and Hither Green stations, all within approximately one mile, offering excellent National Rail services into Central London, alongside a range of local bus routes. The surrounding area boasts a fantastic selection of independent cafés, restaurants, supermarkets, and everyday amenities, while the beautiful open spaces of Mountsfield Park are just moments away, making this a wonderful location to call home.

- **Beautifully Presented Ground Floor Flat**
- **Private South-Facing Rear Garden**
- **Light & Modern Interiors**
- **Bay-Fronted Reception Room with Fireplace**
- **Contemporary Kitchen & Bathroom**
- **Excellent Transport Links**
- **Close to Mountsfield Park**



## GROUND FLOOR

### Reception Room

13' 6" x 12' 5" (4.11m x 3.78m)

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

### Kitchen

9' 8" x 6' 8" (2.94m x 2.03m)

Double-glazed window, pendant ceiling light, fitted kitchen units, ceramic sink with mixer tap, plumbing for dishwasher and washing machine, integrated fridge/freezer, oven, gas hob and extractor hood, combi boiler, radiator, tile flooring.

### Bedroom

11' 6" x 10' 7" (3.50m x 3.23m)

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

### Bedroom

9' 8" x 7' 3" (2.95m x 2.21m)

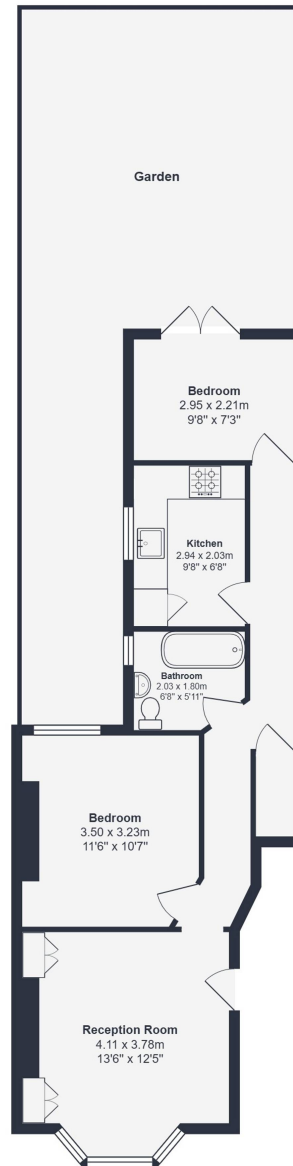
Double-glazed French doors to garden, pendant ceiling light, radiator, wood flooring.

### Bathroom

6' 8" x 5' 11" (2.03m x 1.80m)

Double-glazed window, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.





Ground Floor

Total Area: 52.0 m<sup>2</sup> ... 560 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.





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