



Guide Price £425,000 Share of Freehold
2 bedroom flat

Laleham Road
Catford

Read all about it...

****Guide Price £425,000 - £450,000**** Light, modern, and set within a charming period conversion, this two-bedroom ground-floor flat offers stylish living, a private garden, and a versatile garden studio.

At the heart of the home is a bright, open-plan kitchen and lounge, where dual-aspect windows fill the space with natural light, creating an inviting area for both relaxing and entertaining. Two generously sized double bedrooms and a sleek, modern bathroom complete the well-designed layout.

The private garden is a standout feature, with a paved patio perfect for alfresco dining, a well-kept lawn, and a garden studio—ideal as a home office, gym, or creative retreat.

Situated within easy reach of Catford and Catford Bridge stations, the flat offers excellent rail and bus links into Central London. The neighbourhood is rich in amenities, from supermarkets and independent shops to cafés, restaurants, and essential services including a GP surgery and a 24-hour PureGym. For outdoor leisure, Mountsfield Park is just moments away.

Tenure: Share of Freehold | **Council Tax:** Lewisham band C

**GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
CLOSE TO MOUNTSFIELD PARK**

**OPEN PLAN LIVING SPACE
PRIVATE GARDEN WITH STUDIO
GREAT TRANSPORT LINKS**

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to arrange a viewing or request further information





GROUND FLOOR

Entrance Hall

Pendant ceiling light, storage cupboard, wood flooring.

Open Plan Kitchen & Living Room

6.95m x 3.09m (22' 10" x 10' 2")

Double-glazed windows and door to garden, pendant ceiling lights, fitted kitchen units, sink with mixer tap, integrated dishwasher, oven and gas hob, extractor hood, column radiator, wood flooring.

Bedroom

4.13m x 4.01m (13' 7" x 13' 2")

Double-glazed bay windows, pendant ceiling, fireplace, radiator, wood flooring.

Bedroom

3.48m x 3.37m (11' 5" x 11' 1")

Door to garden, pendant ceiling light, radiator, wood flooring.

Bathroom

2.11m x 1.98m (6' 11" x 6' 6")

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

OUTSIDE

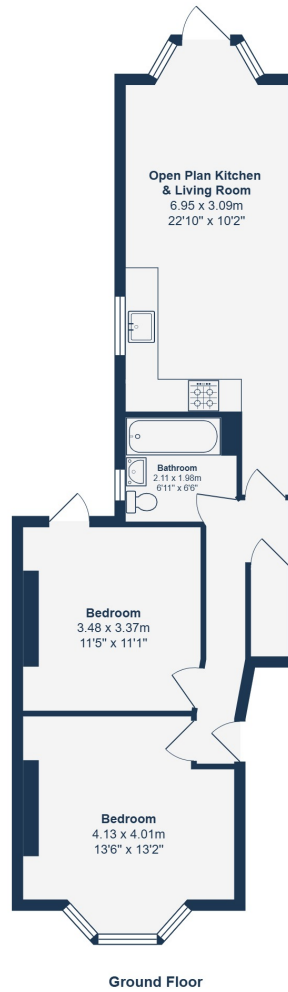
Garden

Paved patio leading to lawn and garden studio to rear.

Garden Room

4.78m x 2.50m (15' 8" x 8' 2")

Double-glazed windows and sliding doors, inset ceiling spotlights, wood flooring.

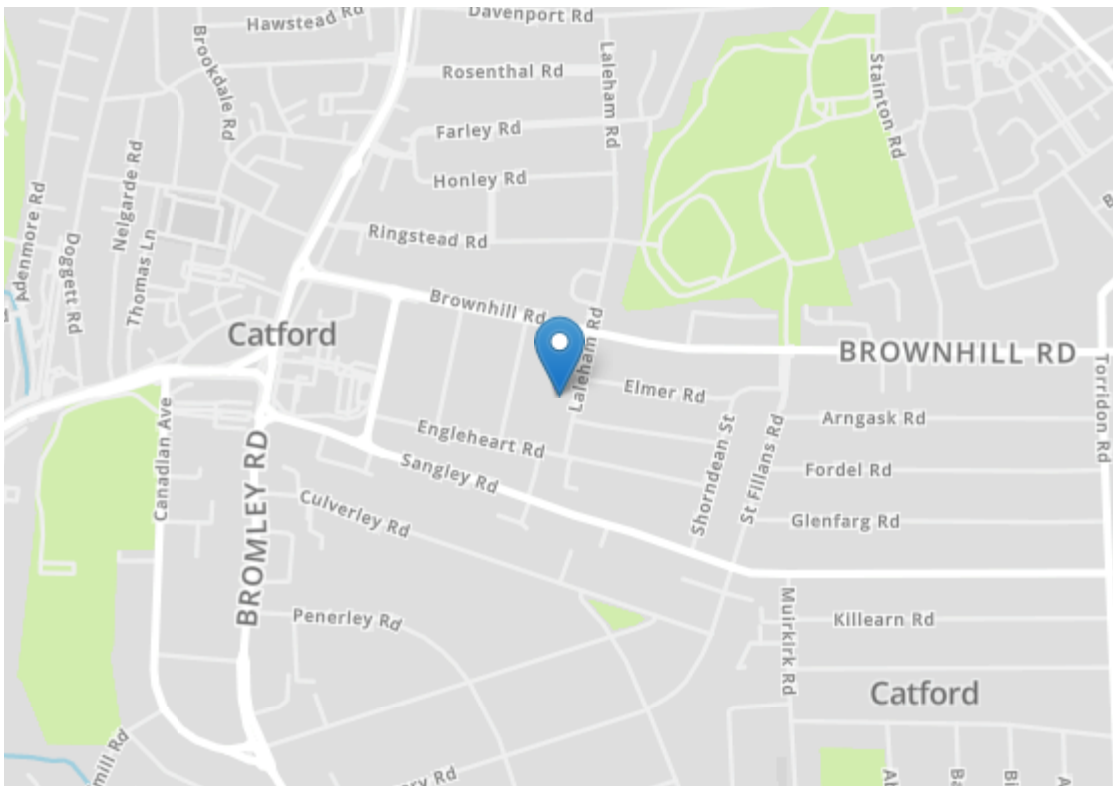


Total Area: 59.2 m² ... 637 ft² (excluding garden room)

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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