



Guide Price £375,000 Leasehold
1 bedroom maisonette

Sportsbank Street
Catford

Read all about it...

****Guide Price: £375,000-£395,000**** This immaculately presented ground floor maisonette offers a move-in ready home with a private garden and entrance, perfectly positioned in a vibrant and well-connected location.

Inside, the property features a spacious lounge with a cosy wood-burning stove, a modern kitchen leading to a handy utility room, and a contemporary bathroom. The generous double bedroom includes built-in wardrobes and opens into an additional room, currently used as a dining space but equally suited as a study or nursery.

French doors open onto the private garden, complete with a well-kept lawn, established borders, and a paved patio —perfect for alfresco dining, gardening, or simply unwinding in a peaceful setting. Ideally located just 0.8 miles from Catford and Catford Bridge stations, the property benefits from excellent transport links into Central London. The local area offers a wide selection of shops, supermarkets, cafés, and restaurants, with the open green spaces of Mountsfield Park just moments away.

Tenure: Leasehold | **Council Tax:** Lewisham band C

GROUND FLOOR

Entrance Hall

Ceiling light, radiator, wood flooring.

Living Room

4.36m x 4.19m (14' 4" x 13' 9")
Double-glazed bay windows, pendant ceiling light, wood burning stove, alcove shelving and cabinet, column radiator, wood flooring.

Kitchen

3.83m x 3.25m (12' 7" x 10' 8")
Double-glazed door to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, plumbing for dishwasher, integrated oven and electric hob, storage cupboard, utility room, wood flooring

Bedroom

4.09m x 3.05m (13' 5" x 10' 0")
Double-glazed window, pendant ceiling light, fitted wardrobe, radiator, wood flooring.

Nursery / Study

3.03m x 1.95m (9' 11" x 6' 5")
Double-glazed window and French doors to garden, pendant ceiling light, radiator, wood flooring.

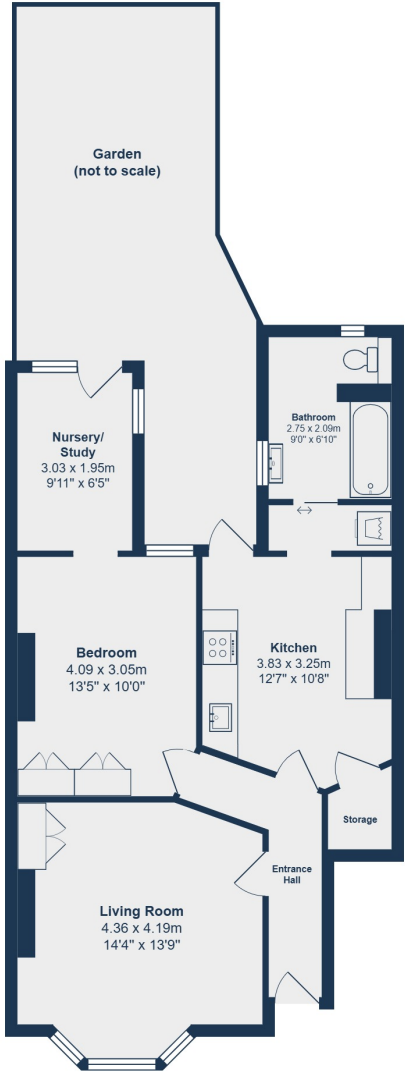
Bathroom

2.75m x 2.09m (9' 0" x 6' 10")
Double-glazed windows, ceiling lights, bathtub with shower and screen, washbasin, WC, heated towel rail, wood flooring.

OUTSIDE

Garden

Paved patio leading to lawn, raised plant beds and storage shed.



Ground Floor

Total Area: 62.8 m² ... 676 ft²

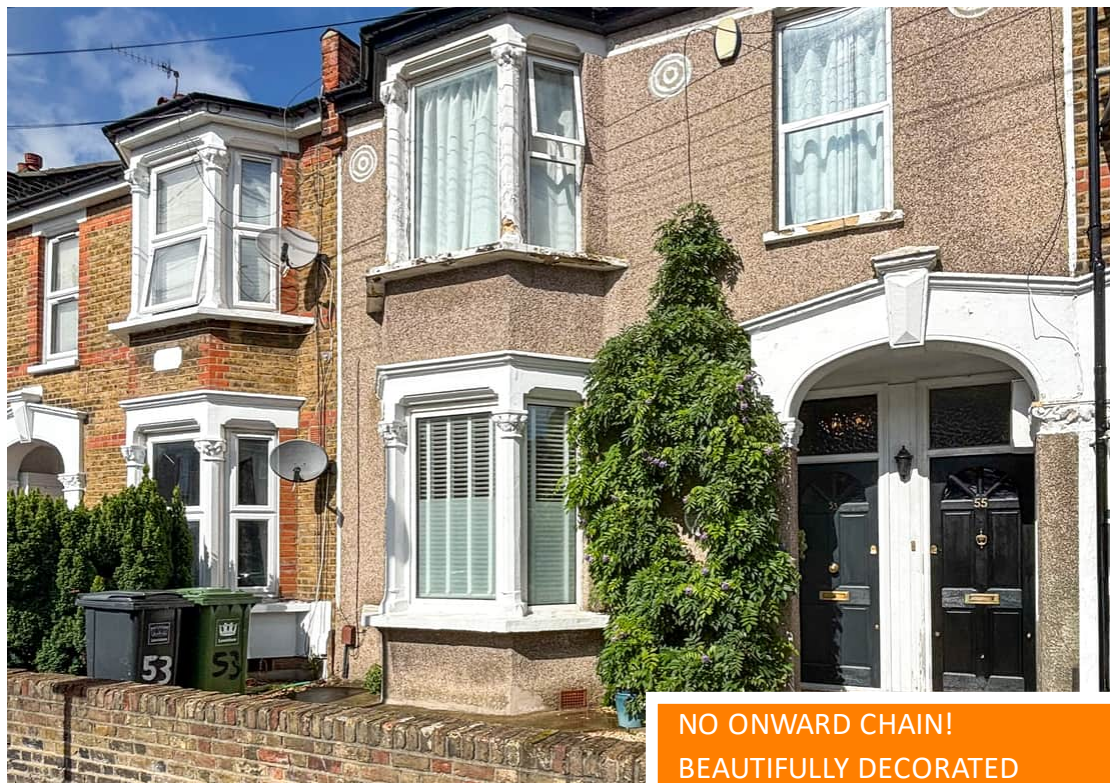
Drawn for Stanfords Sales & Lettings

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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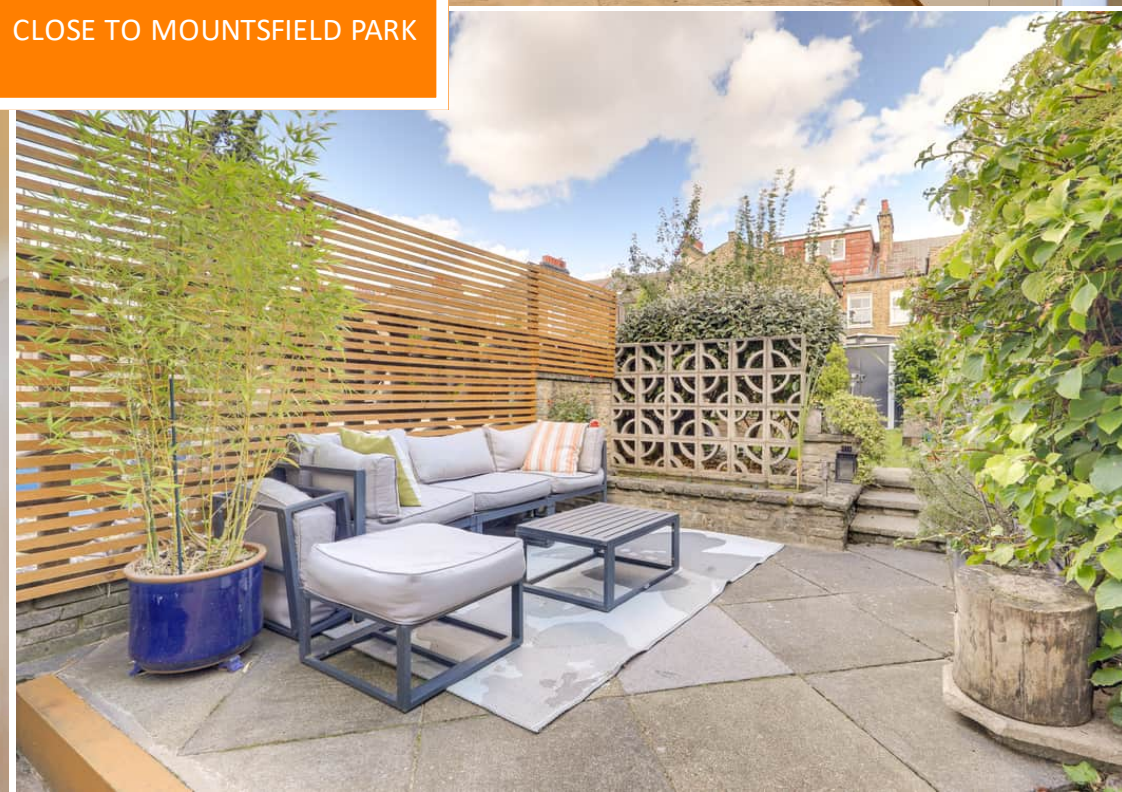
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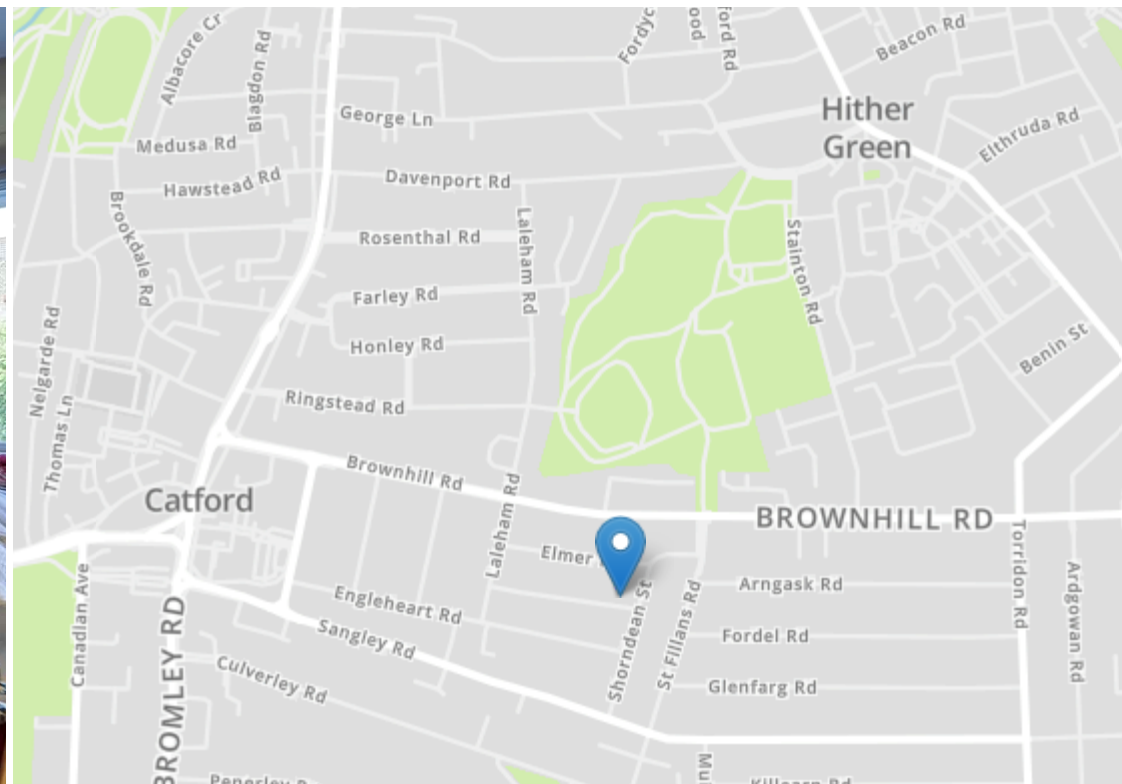


NO ONWARD CHAIN!
BEAUTIFULLY DECORATED
MODERN KITCHEN &
BATHROOM



GROUND FLOOR MAISONNETTE
PRIVATE GARDEN
CLOSE TO MOUNTSFIELD PARK





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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