

Stanfords

— sales & lettings —



Guide Price £450,000 Share of Freehold

3 bedroom flat

Bellingham Road

Catford

Read all about it...

This bright and modern three-bedroom flat is set on the ground floor of an extended period conversion, ideally situated just a short walk away from Bellingham Train Station, providing frequent services into Central London as well as friendly local shops, a variety of places to eat and drink and the beautiful open spaces of Forster Memorial Park. Ideally situated for young families, Bellingham Road is well served by local Nurseries and good Primary Schools.

Stepping inside, the welcoming entrance hall leads to a spacious open plan kitchen and living room, flooded with natural light and plenty of space for a large dining table, this is the perfect space to entertain friends and family. Just off of the living room you'll find one of three bedrooms this flat has to offer, ideally utilised as a home office by the current owners with French doors opening to the garden, creating a light and tranquil work from home environment. The ensuite shower room makes this a great guest room too! Further along the entrance hall you'll find two bedrooms, the master benefitting from a large bay window and fitted wardrobes, a modern bathroom and plenty built in storage.

Large sliding doors lead to an outdoor patio overlooking the lush green lawn, opening up the living space and creating the perfect setting for alfresco dining.

This property also benefits from off-street parking for one car and side access to the garden.

Tenure: Share of Freehold (116 years remaining on lease) | **Service Charge & Ground Rent:** N/A | **Council Tax:** Lewisham Band C

SHARE OF FREEHOLD
PRIVATE GARDEN
TOTAL AREA - 861SQFT.
OPEN PLAN KITCHEN/LOUNGE

GROUND FLOOR FLAT
OFF STREET PARKING
0.3MI TO BELLINGHAM STATION



Like what you see?

Call **020 8690 3656** or email us at catford@stanfordstates.london
to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Double-glazed windows, inset ceiling spotlights, storage cupboards, radiator, engineered wood flooring.

Kitchen/Living Room

27' 0" x 11' 9" (8.23m x 3.58m)

Double-glazed sliding doors to garden, skylight, inset ceiling spotlights, track lighting, fitted kitchen units, ceramic sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, electric hob and extractor hood, radiators, engineered wood flooring.

Bedroom

13' 9" x 9' 10" (4.19m x 3.00m)

Double-glazed bay windows, inset ceiling spotlights, pendant light, fitted wardrobes, radiator, fitted carpet.

Bedroom

10' 11" x 8' 4" (3.33m x 2.54m)

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

Bathroom

9' 10" x 4' 5" (3.00m x 1.35m)

Inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

Bedroom/Study

11' 0" x 9' 7" (3.35m x 2.92m)

Double-glazed French doors to garden, pendant ceiling light, storage cupboard, radiator, fitted carpet.

Ensuite

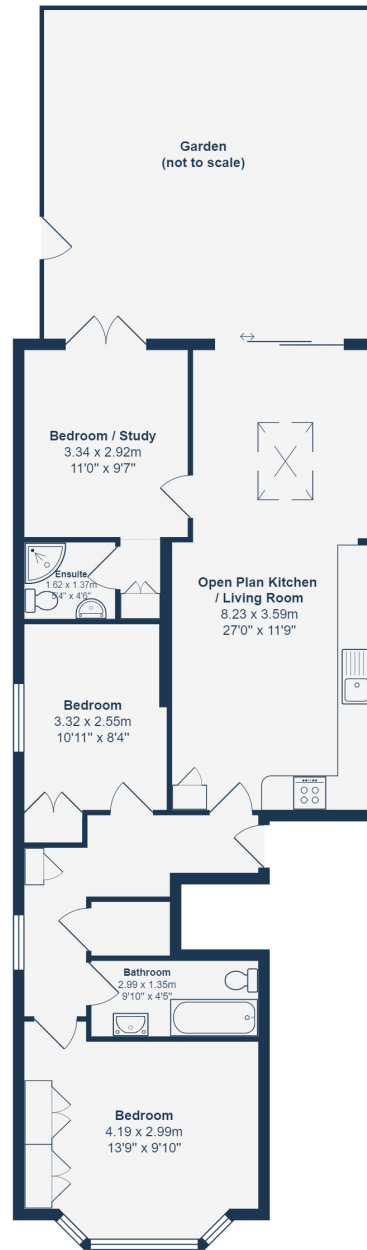
5' 4" x 4' 6" (1.63m x 1.37m)

Inset ceiling spotlights, walk-in shower, pedestal wash basin, WC, heated towel rail, tile flooring

OUTSIDE

Garden

Paved patio leading to lawn and shed, side access.



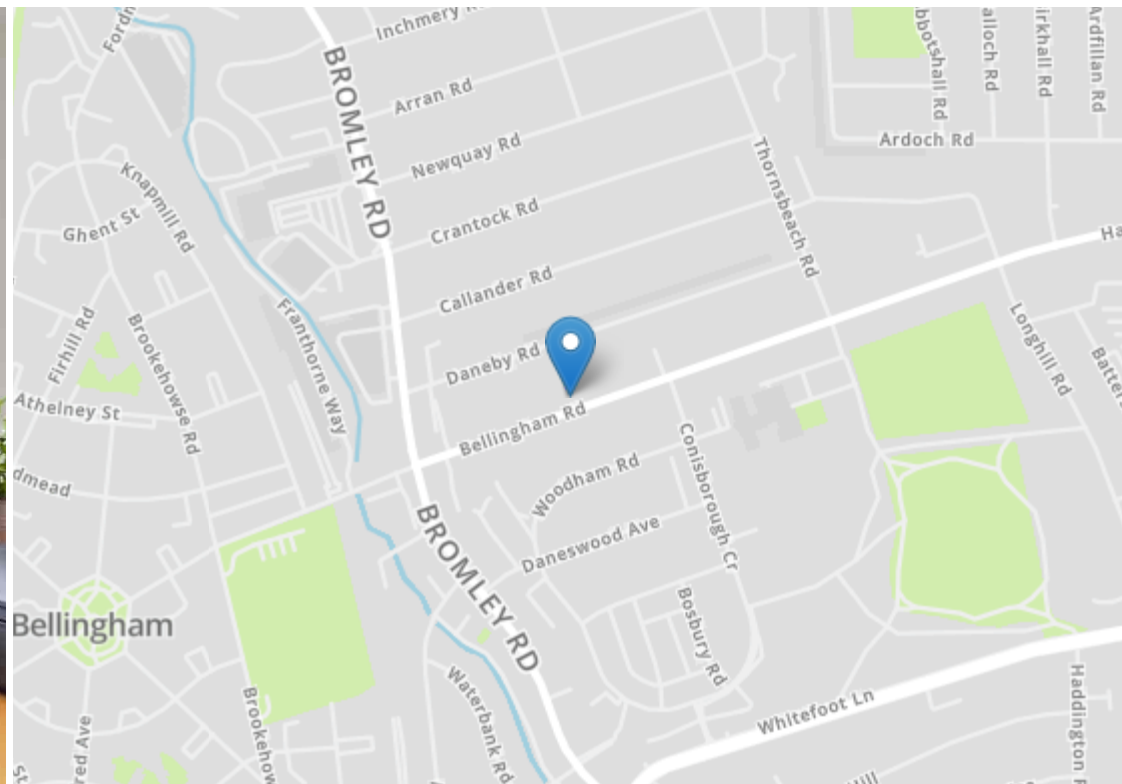
Ground Floor

Total Area: 80.0 m² ... 861 ft² (excluding garden)

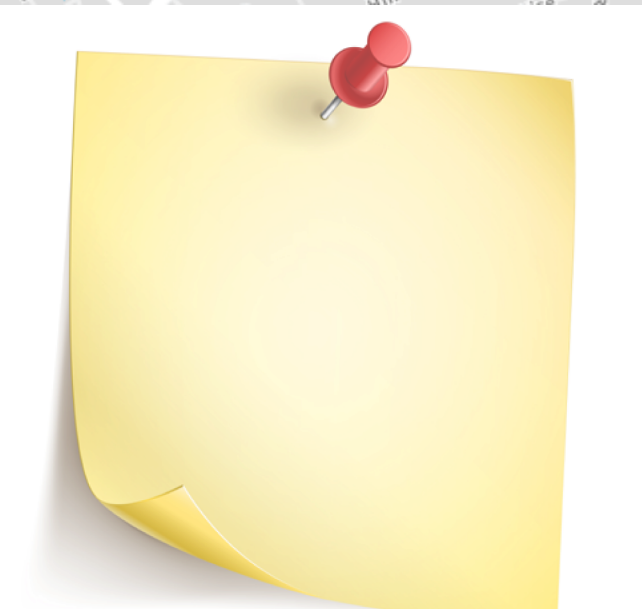
Drawn for Stanfords Sales & Lettings
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.