



Guide Price £425,000 Leasehold

2 bedroom flat

Pattenden Road
Catford

Read all about it...

On the ground floor of a classic period conversion is this beautiful two bedroom property that benefits from direct access to a private garden. This home has been lovingly looked after and is an ideal property for First Time Buyers who are ready to move in sitting on the borders of Forest Hill & Catford.

Internally, the property boasts a bright and spacious open plan lounge and modern kitchen to the rear with direct access to a low maintenance garden, perfect for entertaining or simply enjoying the sun. To the front of the property are two generous double bedrooms and a three-piece family bathroom.

Pattenden Road is conveniently location just 0.4 miles to the twin Catford stations with services to London Bridge, Blackfriars and Charing Cross. The 'OFSTED' outstanding Rathfern Primary School is just up the road whilst Catford Town Centre, also in close proximity, offers a large array of shops and amenities including some new additions such as the Catford Mews independent cinema, Yoga House Studio and Ninth Life. Around 1 mile away you will also find Honor Oak and Forest Hill with artisan coffee shops, independent pubs and lifestyle stores. There are plenty of green spaces in the area too from the lovely Blythe Hill Fields to the quiet River Walk.

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

GROUND FLOOR

Hall

Pendant light, storage cupboard, engineered wood flooring

Kitchen/Living Room

20' 0" x 10' 10" (6.10m x 3.30m)
Pendant lights, rear and side facing double glazed windows, fitted blinds, radiator, matching wall and base units, ceramic sink with drainer and single mixer tap, tile splashback, integrated oven and gas hob, engineered wood flooring, door to garden.

Bedroom

14' 0" x 12' 3" (4.27m x 3.73m)
Pendant light, front facing double glazed windows, fitted blinds, radiator, engineered wood flooring

Bedroom

10' 9" x 9' 8" (3.28m x 2.95m)
Pendant light, rear facing double glazed window, fitted blinds, radiator, fitted wardrobe, engineered wood flooring

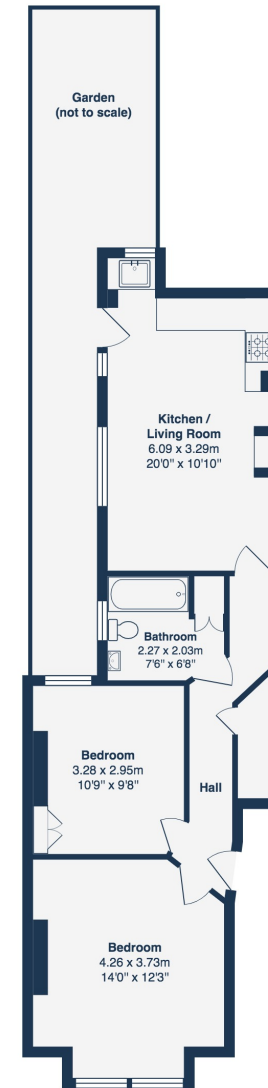
Bathroom

7' 6" x 6' 8" (2.29m x 2.03m)
Wall light, side facing double glazed window, fitted blinds, radiator, free standing wash basin, panel enclosed bath/shower, W/C, storage cupboard, tile flooring

OUTSIDE

Garden

Paved seating area



Ground Floor

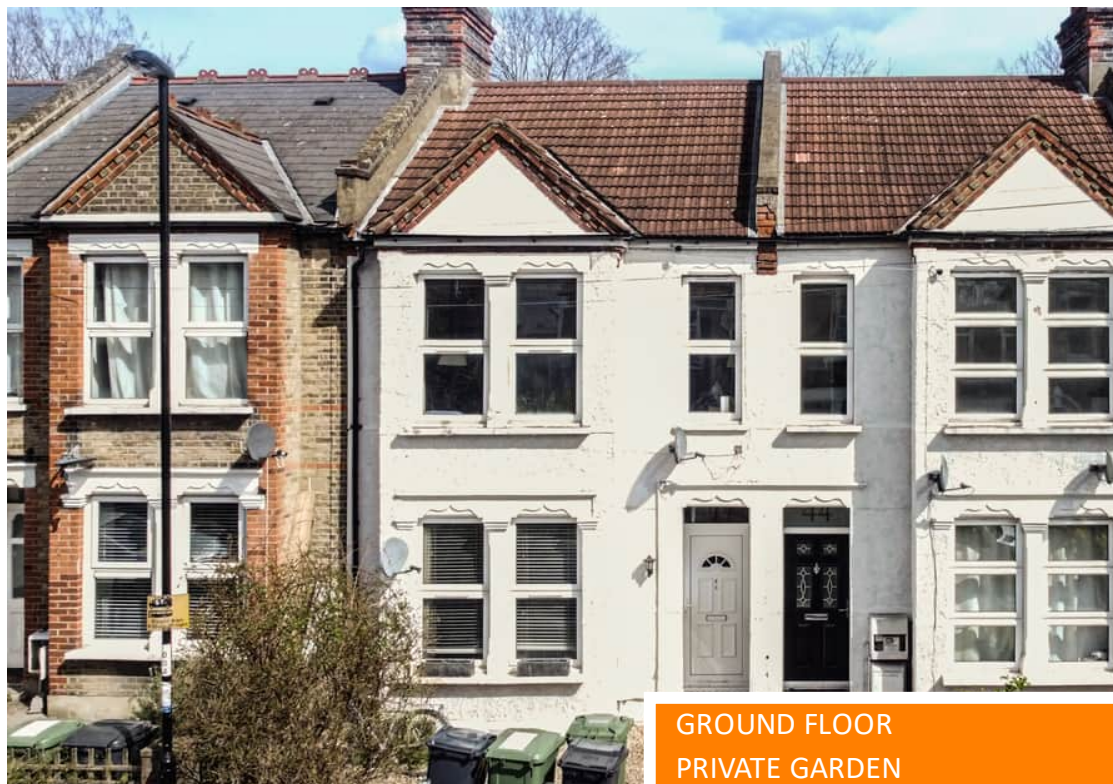
Total Area: 55.7 m² ... 599 ft²

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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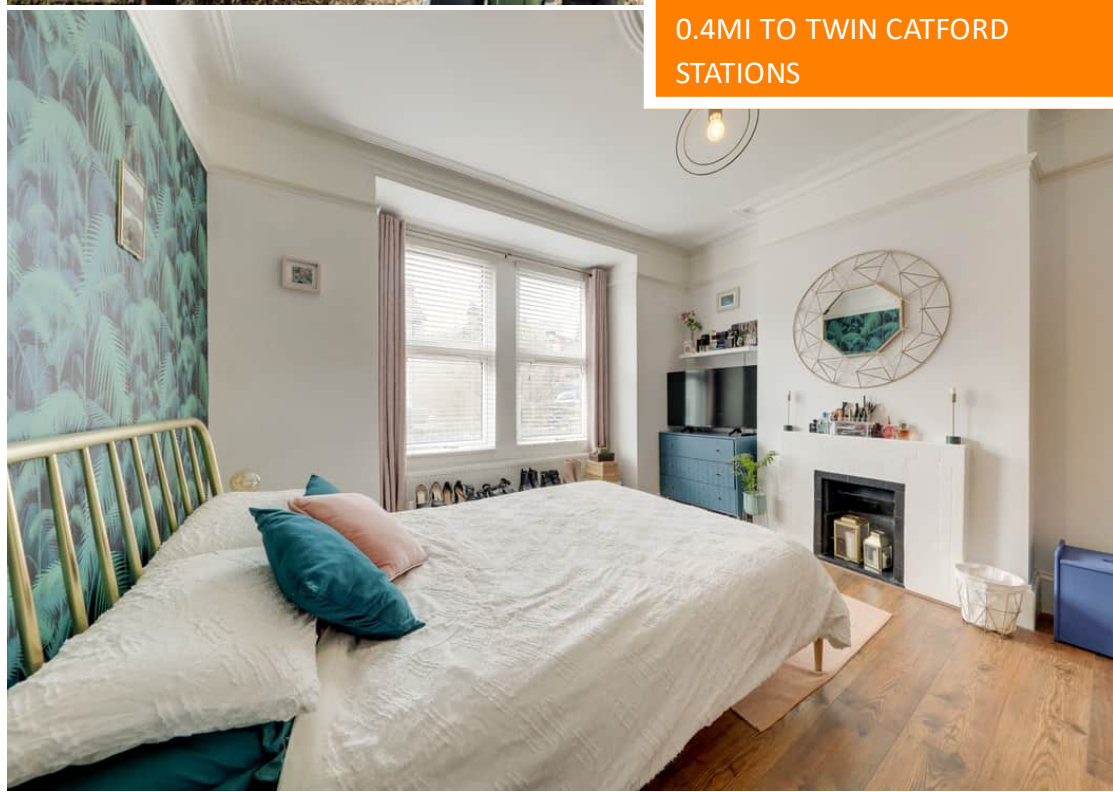
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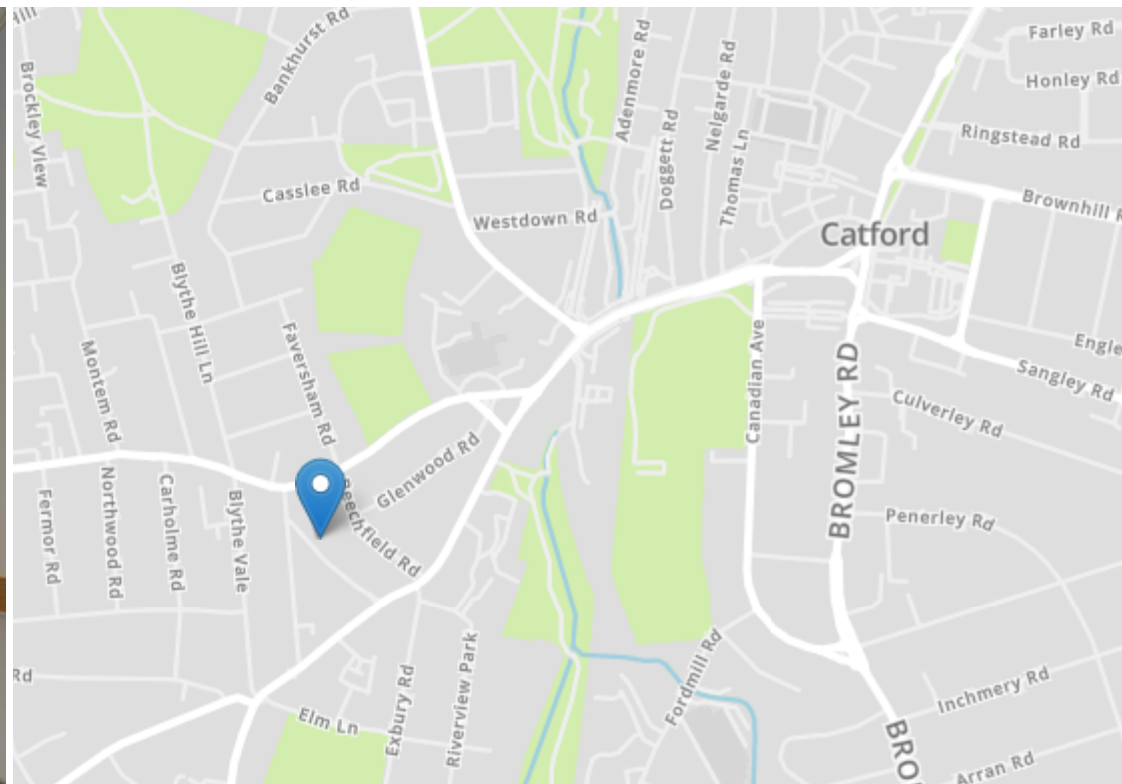


GROUND FLOOR
PRIVATE GARDEN
0.4MI TO TWIN CATFORD
STATIONS



TWO BEDROOMS
TOTAL AREA - 599SQFT.
0.4MI TO BLYTHE HILL FIELDS





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(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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