

Stanfords
— sales & lettings —



Guide Price £475,000 Leasehold
2 bedroom ground floor flat

Bargery Road
Catford

Read all about it...

This charming 2 double bedroom garden flat sits on the ground floor of an imposing red-brick fronted semi-detached property on Bargery Road- a beautiful, tree-lined residential street in the Culverley Conservation Area.

The property comprises a generous hallway, off of which is the kitchen which includes a breakfast bar area, a three piece family bathroom suite and two double bedrooms. To the rear of the flat is the spacious 16'7" long living room with large bay windows overlooking the well maintained South facing garden, private to the property, and perfect for entertaining and enjoying the sun.

Bargery Road is situated just over half a mile from the twin stations of Catford & Catford Bridge providing regular services to The City and West End as well as Thameslink services to Farringdon, St Pancras and North London, making it ideal for commuters. Likewise, the town centre of Catford is just a short walk away, with it's popular and eclectic mix of bars and pubs as well as the independent cinema Catford Mews and newly reopened Broadway Theatre.

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

GROUND FLOOR

Entrance Hall

Pendant light, storage cupboard, engineered wood flooring

Bedroom

12' 6" x 11' 11" (3.81m x 3.63m)

Pendant light, front facing double glazed bay window, radiator, engineered wood flooring

Bathroom

7' 10" x 7' 7" (2.39m x 2.31m)

Spotlights, side facing double glazed window, wash basin with vanity unit, panel enclosed bath/shower, heated towel rail, W/C, tile flooring

Kitchen

10' 11" x 9' 4" (3.33m x 2.84m)

Spotlights, rear facing double glazed window, matching wall and base units, stainless steel sink with drainer and single mixer tap, tile splashback, integrated oven and gas hob, tile flooring, door to garden

Bedroom

9' 6" x 9' 0" (2.90m x 2.74m)

Pendant light, side facing double glazed window, radiator, storage cupboard, engineered wood flooring

Living Room

16' 7" x 12' 4" (5.05m x 3.76m)

Pendant light, rear facing double glazed bay windows, radiator, engineered wood flooring

OUTSIDE

Garden

Paved seating area, laid lawn, mature trees and shrubbery, shed



Total Area: 73.7 m² ... 794 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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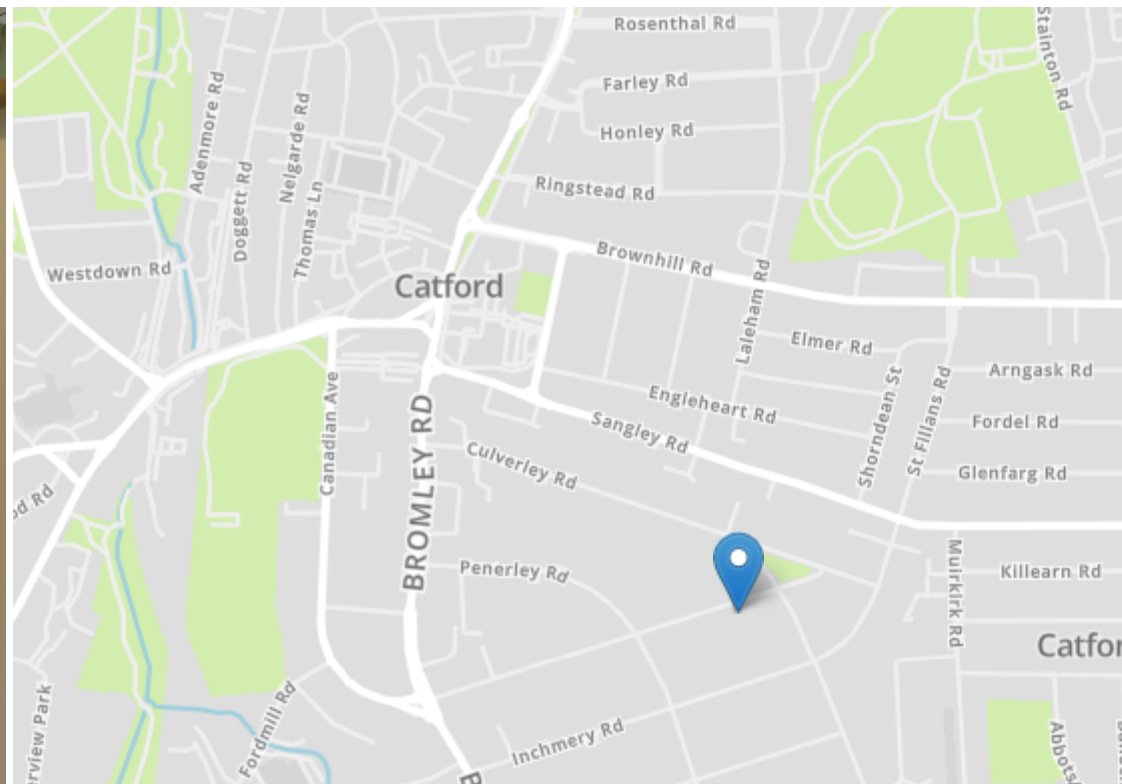
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CULVERLEY CONSERVATION AREA
TWO BEDROOMS
TOTAL AREA - 794SQFT.

GROUND FLOOR FLAT
PRIVATE GARDEN
0.7MI TO TWIN CATFORD STATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(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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