

Stanfords

— sales & lettings —



Guide Price £350,000

2 bedroom flat

Nelgarde Road

Catford

Read all about it...

Conveniently located for transport links and right by the Twin Catford Stations this large split level two bedroom flat occupies the ground floor of this terraced period property. Bright and spacious throughout, this home boasts an open-plan living room and modern kitchen with french doors leading out onto the garden, a three-piece family bathroom and two generous double bedrooms.

Nelgarde Road is 0.1 miles to Catford rail stations with direct trains to London Bridge, Charing Cross, Cannon Street and Farringdon. Lewisham for the DLR and Hither Green station are also easily accessed and along with useful bus routes it is a very well-connected location. Catford has a thriving town center with a large Tesco, Boots and Argos as well as an increasing range of bars and restaurants and the beautiful Art Deco Catford Broadway Theatre, regular food markets and art and film events.

Tenure: Share of Freehold (216 years remaining) | **Service Charge:** £0pm | **Ground Rent:** £0pa | **Council Tax:** Lewisham Band C

GROUND FLOOR

Entrance Hall

Pendant light, wood flooring

Living Room

18' 1" x 12' 9" (5.51m x 3.89m)

Spotlights, radiator, fireplace, wood flooring, door to garden

Kitchen

Spotlights, matching wall and base units, stainless steel sink with drainer and single tap, integrated oven with gas hob, extractor hood, wood flooring

Bedroom

12' 9" x 10' 1" (3.89m x 3.07m)

Pendant light, front facing double glazed bay windows, radiator, wood flooring

FIRST FLOOR

Bedroom

13' 3" x 10' 5" (4.04m x 3.17m)

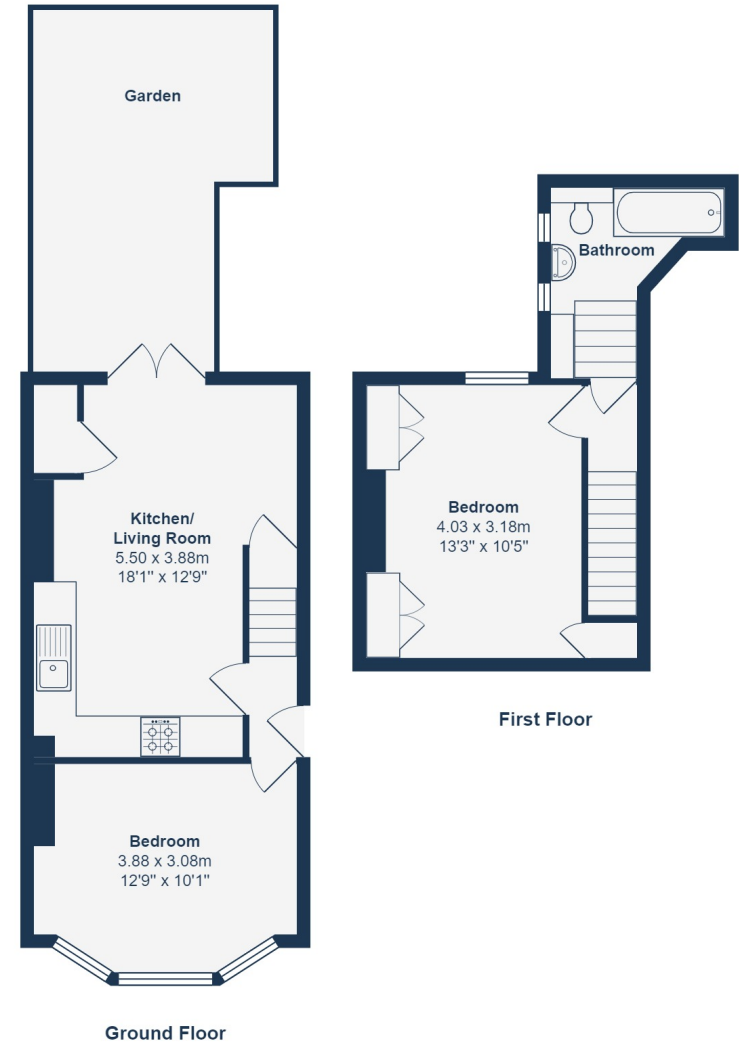
Pendant light, rear-facing double-glazed window, radiator, fitted wardrobe, fitted carpet

Bathroom

Spotlights, free-standing wash basin, panel-enclosed bathtub/shower, heated towel rail, W/C, laminate flooring

OUTSIDE

Garden



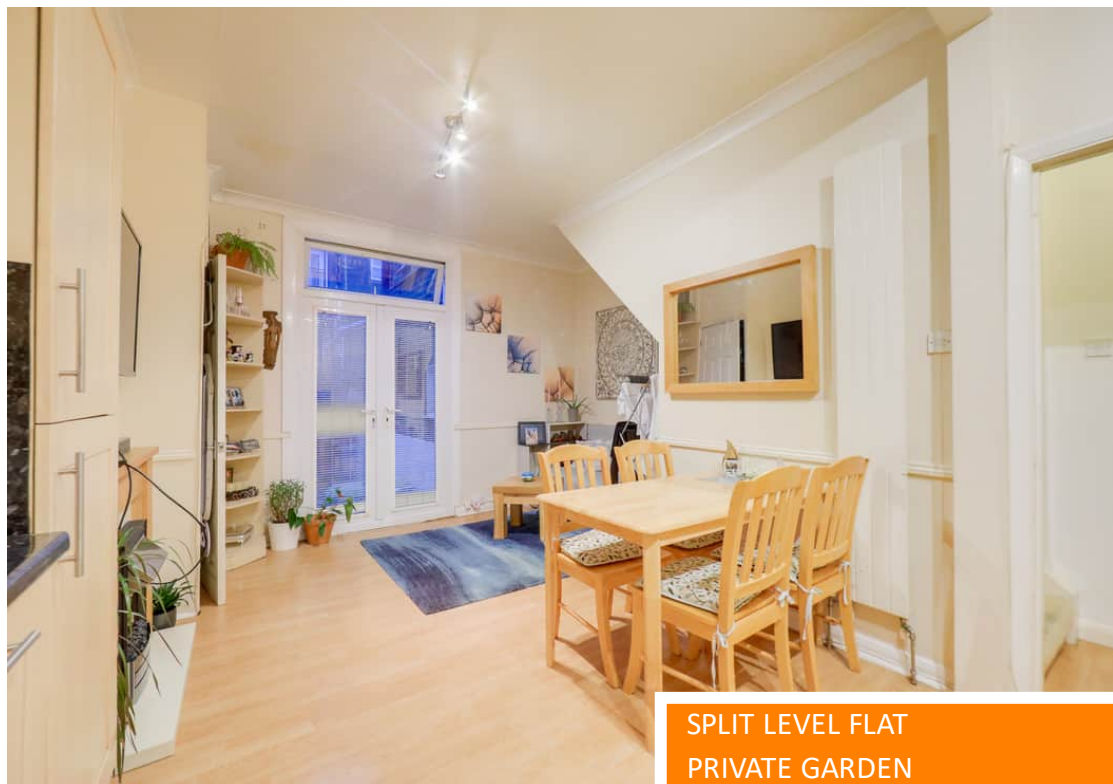
Total Area: 53.9 m² ... 580 ft² (excluding garden)

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.

Like what you see?

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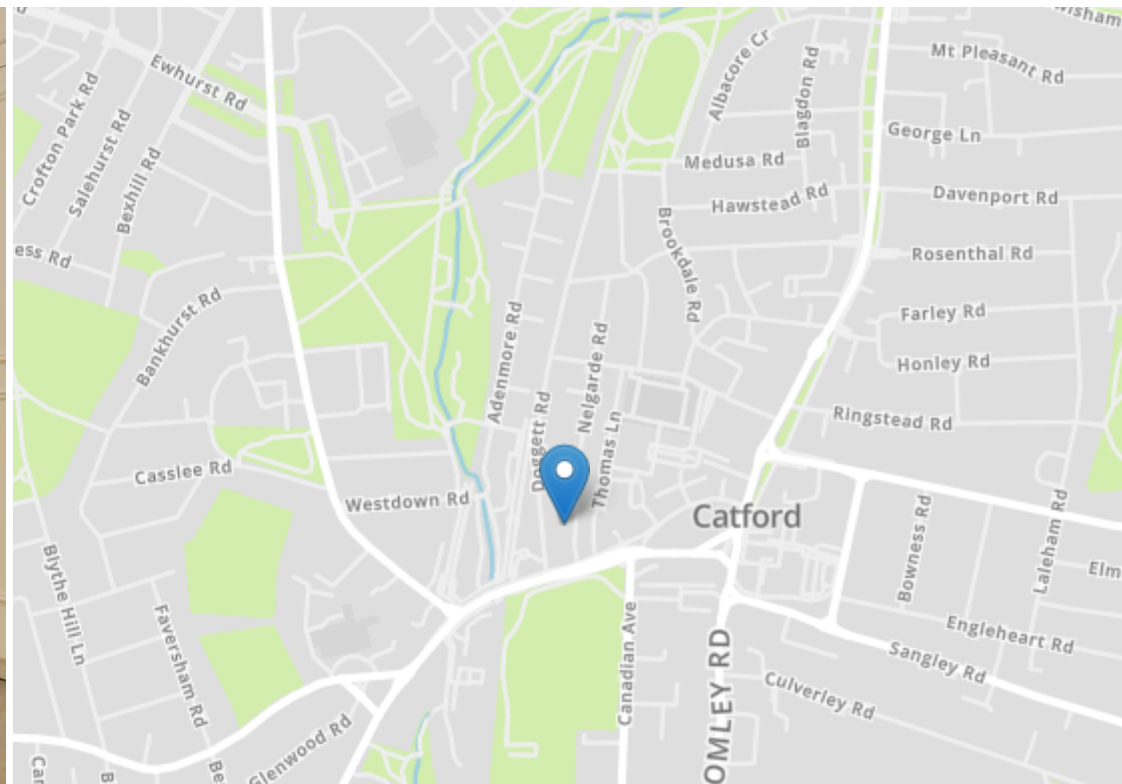
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SPLIT LEVEL FLAT
PRIVATE GARDEN
0.1MI TO TWIN CATFORD
STATIONS

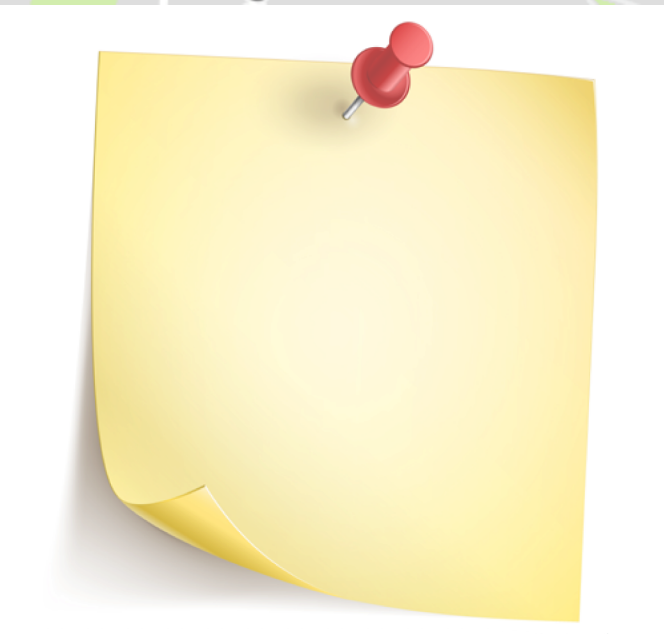
TWO BEDROOMS
TOTAL AREA - 580SQFT.
0.3MI TO LADYWELL FIELDS
STATIONS





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(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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