



£485,000 Share of Freehold
2 bedroom flat

Radford Road
SE13

Read all about it...

Positioned on the ever-popular Radford Road, this split-level two-bedroom flat offers a rare combination of space, versatility, and outdoor living — complete with private garden access and a cellar. The property benefits from a bright, open layout and a homely feel throughout, making it an ideal first step onto the property ladder or a well-located base for those looking to stay connected.

The ground floor is arranged with easy day-to-day living in mind. An open-plan kitchen and lounge creates a sociable and welcoming heart to the home, with good natural light and enough space for dining and relaxing. A double bedroom sits just off the hallway, along with a well-kept bathroom — all of which are move-in ready, with the opportunity to add your own touches over time. Upstairs, the second bedroom offers a peaceful, private retreat — perfect as a main bedroom, guest space or home office, depending on your needs. The split-level layout gives the flat a real sense of character and flexibility, particularly for those working from home or sharing.

Radford Road is well known for its mix of community feel and convenience, with local shops, cafés, and green spaces nearby. Excellent transport links are within easy reach, making commuting simple whether by bus, train, or car, and the surrounding area offers a mix of schools, parks, and amenities that make everyday life easy.

CELLAR

GROUND FLOOR

Lounge

4.01m x 3.38m (13' 2" x 11' 1")
Pendant light, double-glazed glass patio door, fireplace, alcove shelving, radiator, wood floor.

Kitchen

2.76m x 2.49m (9' 1" x 8' 2")
Spotlights, double-glazed window, fitted base and wall counters, integrated hob and oven, with storage, built-in sink with mixer tap, wood floor.

Bedroom

4.28m x 4.16m (14' 1" x 13' 8")
Pendant light, double-glazed bay window, built-in wardrobe/storage, wood floor.

Bathroom

2.28m x 2.25m (7' 6" x 7' 5")
Spotlights, tiled wall, free standing bath tub with wall-mounted shower head, hand-held shower head and mixer tap, toilet, basin with mixer tap, tiled floor.

FIRST FLOOR

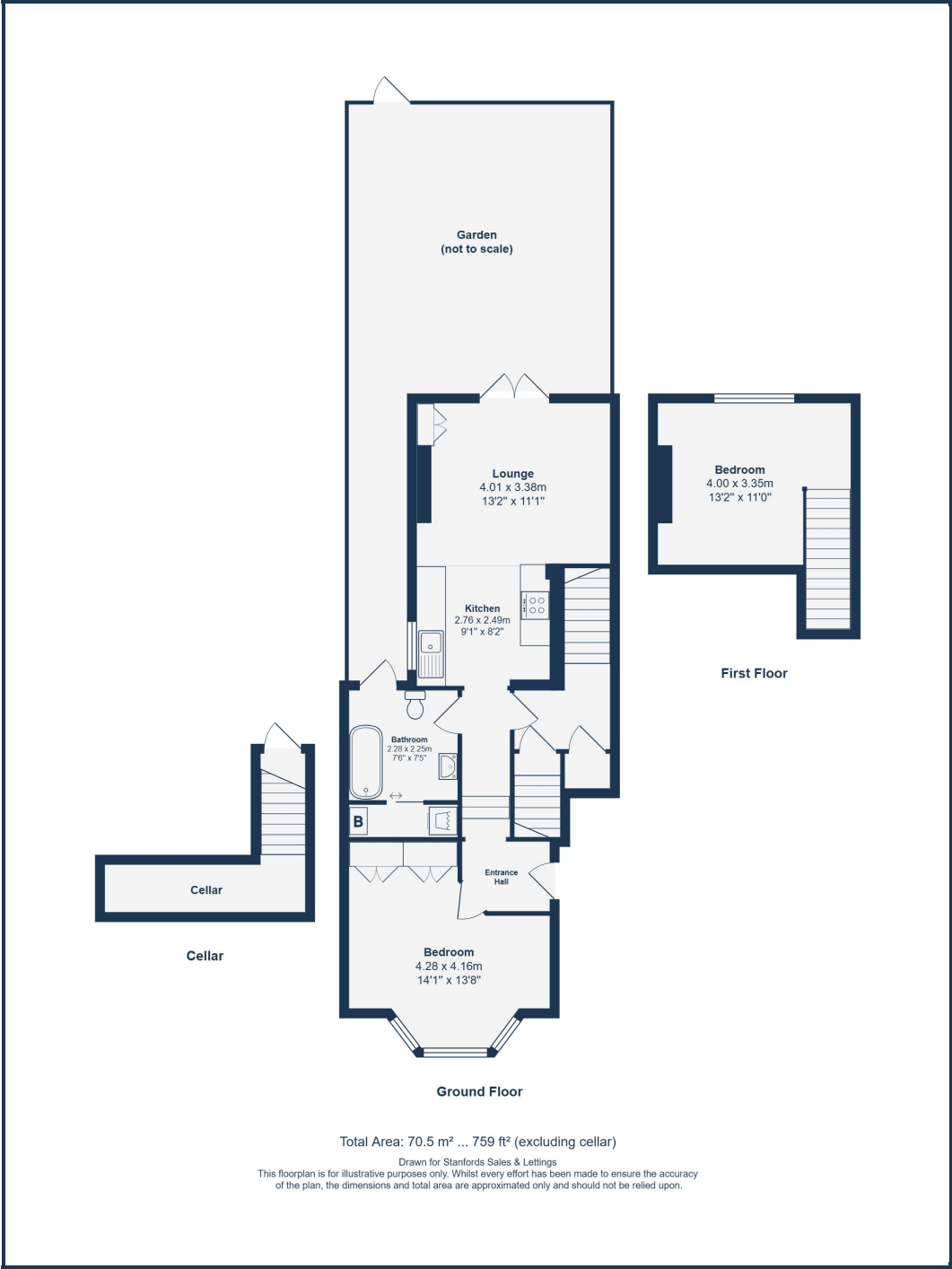
Bedroom

4.00m x 3.35m (13' 1" x 11' 0")
Pendant light, double-glazed window, alcove space, fireplace, radiator, carpet.

OUTSIDE

Garden

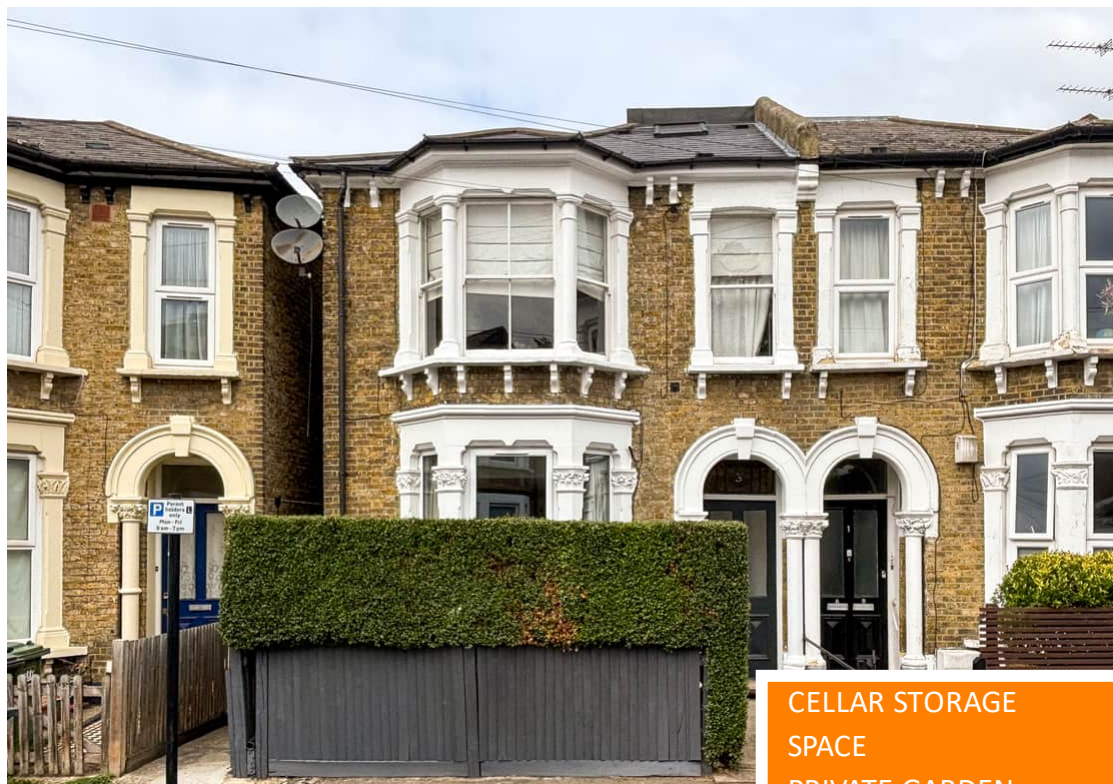
Patio area leading to a large grass area with a storage shed towards the back left.



Like what you see?

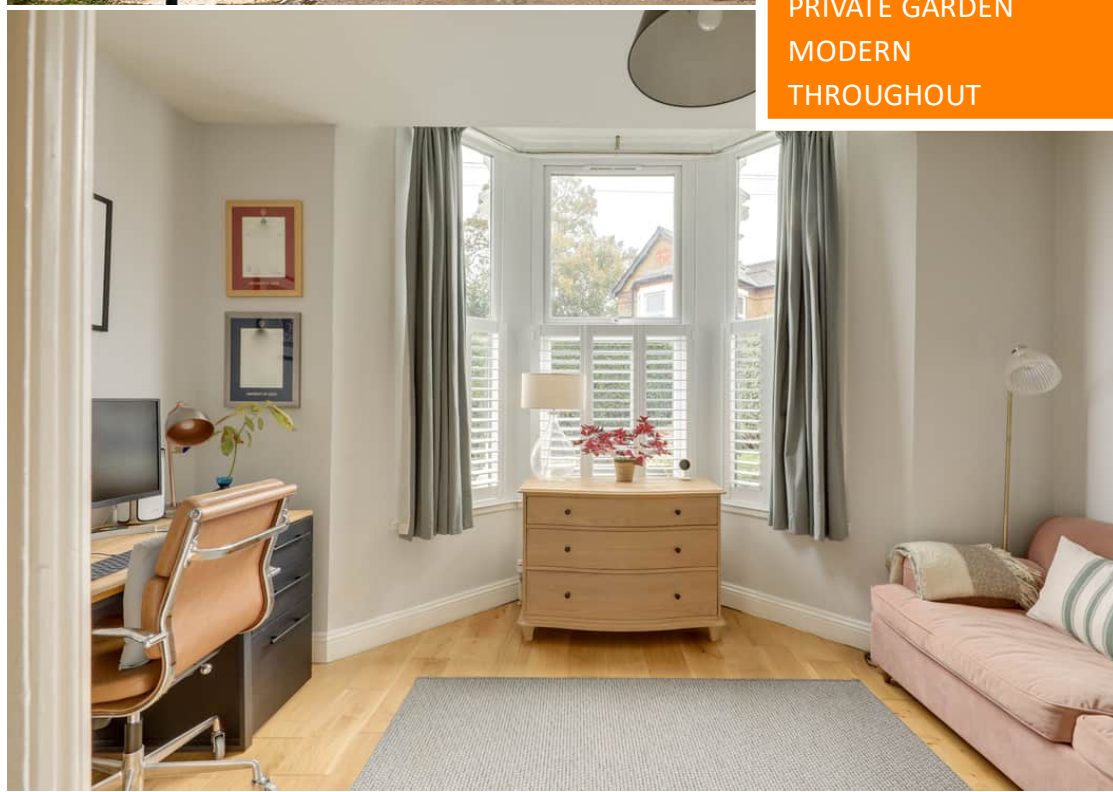
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london
to arrange a viewing or request further information

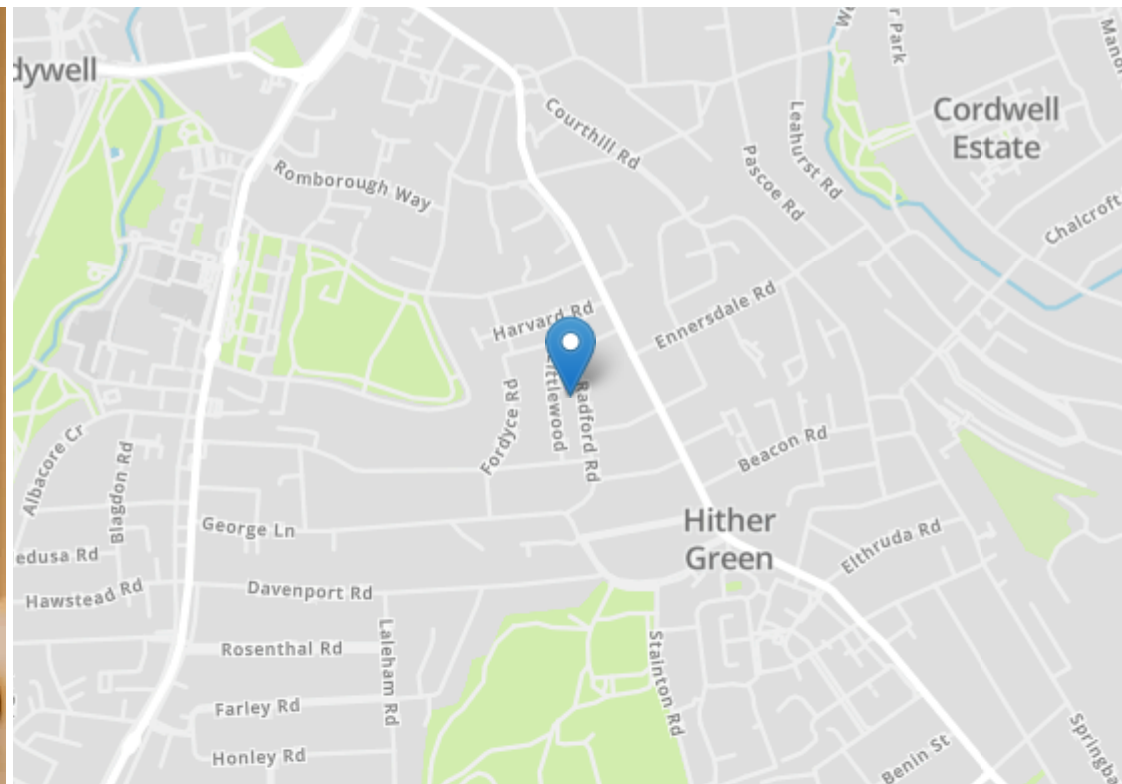
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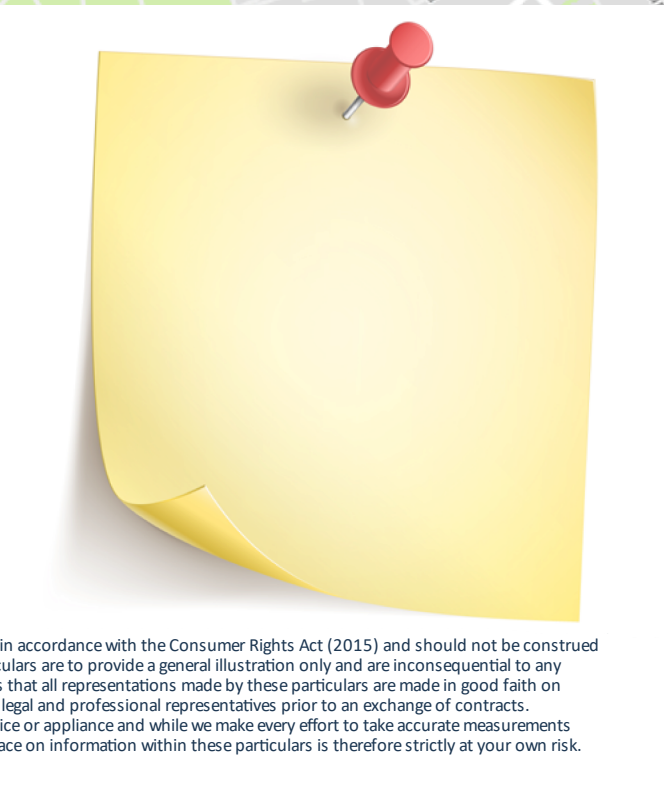
CELLAR STORAGE
SPACE
PRIVATE GARDEN
MODERN
THROUGHOUT

SPLIT LEVEL FLAT
2 BEDROOMS
TOTAL AREA - 759SQFT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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