



Guide Price £300,000 Leasehold
1 bedroom flat

Broadfield Road
Catford

Read all about it...

A charming and well proportioned 1-bed garden flat ideal for first time buyers.

Internally the property consists of a good sized bedroom to the front of the flat with large bay window allowing for plenty of natural light. Working your way through the flat are then the 3-piece bathroom suite and separate galley kitchen, till you reach the rear of the property which opens up to the generous 13'9" wide living room. A lovely space for entertaining with sliding doors to the conservatory and further still, out to the private garden with a lovely decked seating area to catch the morning sun. The flat also benefits from side access and off-street parking.

Situated in a fantastic area within easy reach of Hither Green for all it's local amenities including independent restaurants, bars, shops and cafes as well as it's great transport links with direct links from the station into central London. The ever popular Mountsfield Park is also nearby.

Tenure: Leasehold | **Council Tax:** Lewisham band B

GROUND FLOOR

Hallway

Pendant ceiling light, radiator, original floorboards.

Bedroom

13' 6" x 11' 6" (4.11m x 3.51m)
Pendant ceiling light, double glazed bay window to front, radiator, original floorboards.

Bathroom

7' 6" x 4' 6" (2.29m x 1.37m)
Ceiling light, panel enclosed bath with electric shower and glass screen, tiled splash-back, basin, WC, tiled flooring.

Kitchen

10' 7" x 7' 2" (3.23m x 2.18m)
Track lighting, matching wall and base units, stainless steel sink with drainer and mixer tap, laminate worktop with tiled splash-back, gas hob, electric over, space for fridge/freezer and washing machine, original floorboards.

Living Room

13' 9" x 8' 11" (4.19m x 2.72m)
Pendant ceiling lights, radiator, original floorboards. Sliding doors to:

Conservatory

9' 4" x 6' 8" (2.84m x 2.03m)
Wooden flooring.

OUTSIDE

Garden

Decked seating area with shed to rear.



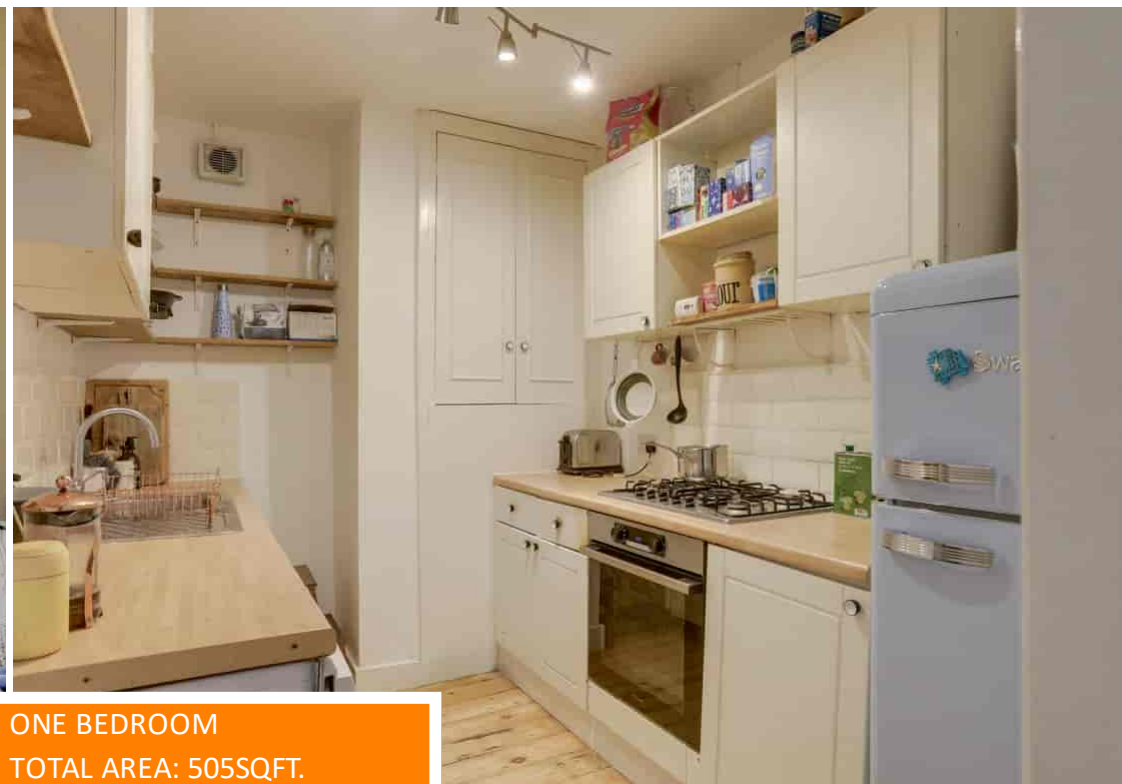
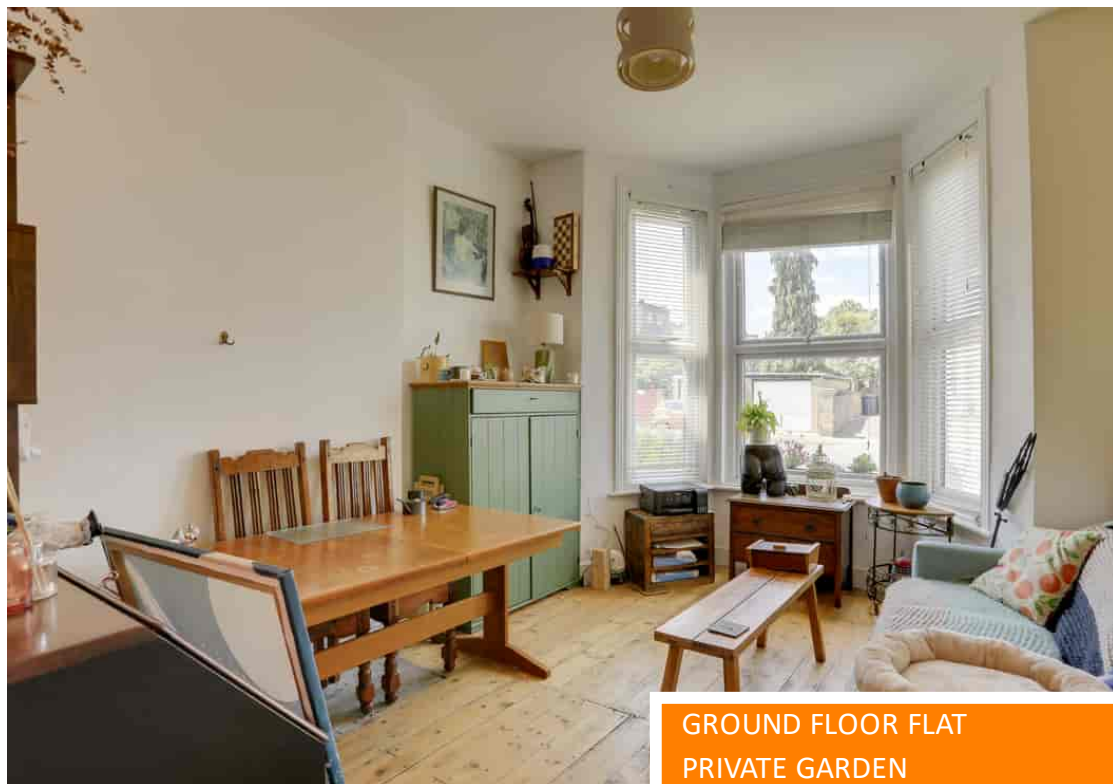
Total Area: 46.9 m² ... 505 ft²

Drawn for Stanfords Sales & Lettings
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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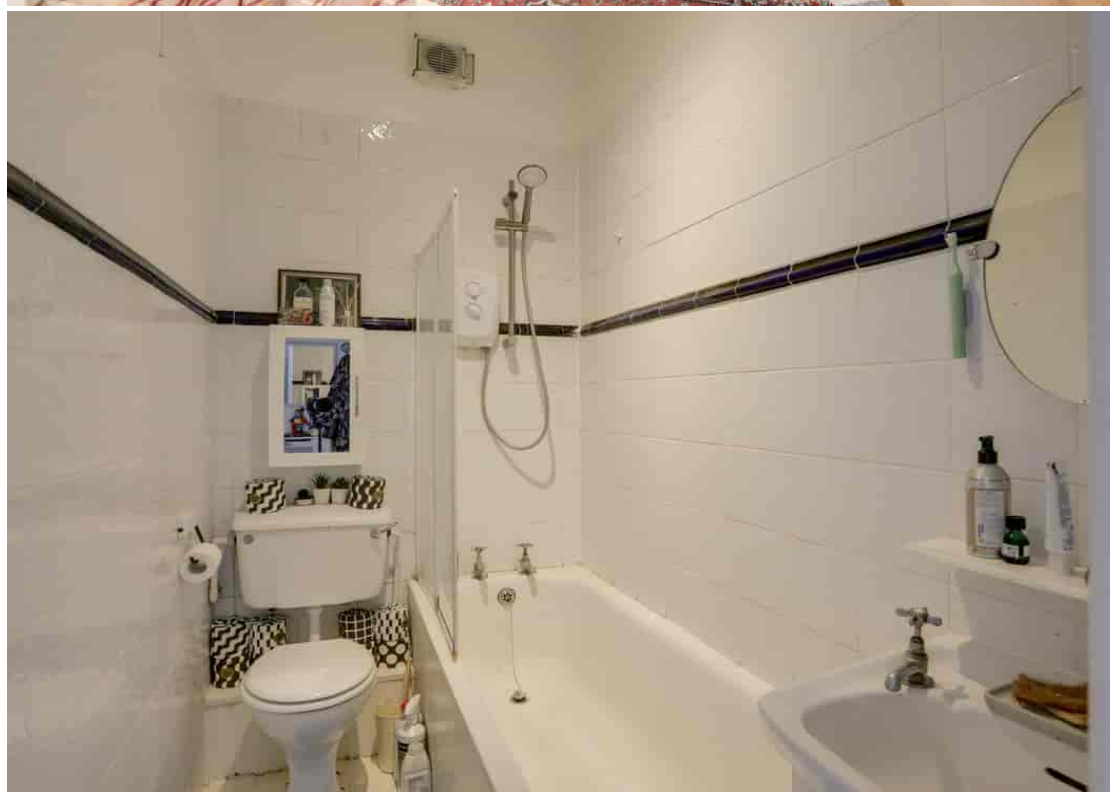
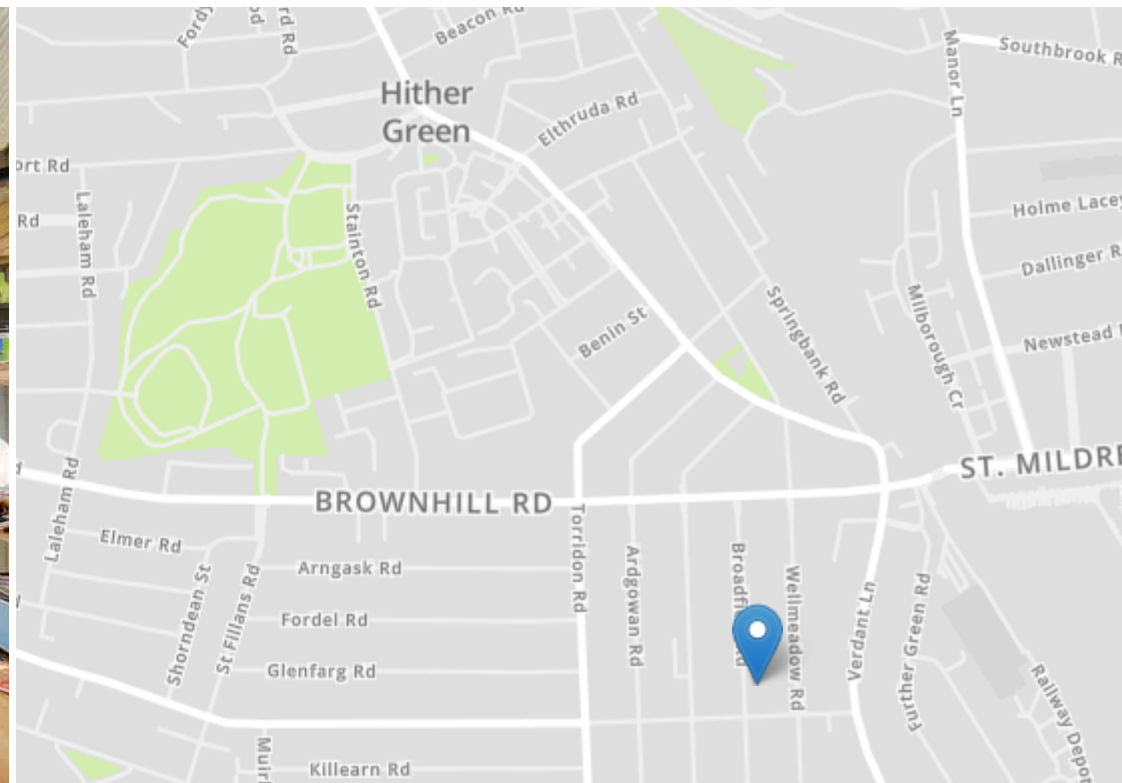
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GROUND FLOOR FLAT
PRIVATE GARDEN
0.6MI TO MOUNTSFIELD PARK

ONE BEDROOM
TOTAL AREA: 505SQFT.
0.7MI TO HITHER GREEN
STATION





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



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