

Stanfords

— sales & lettings —



Guide Price £450,000 Leasehold

2 bedroom flat

Culverley Road

Catford

Read all about it...

Beautifully renovated and set across the first and second floors of an attractive period conversion, this stunning split-level flat is located in the highly sought-after Culverley Green Conservation Area — a location known for its tree-lined streets, elegant architecture, and community feel.

Blending the charm of period features with modern interiors and high-end finishes, this move-in-ready home offers both character and comfort. On the first floor, you'll find a bright and spacious lounge, flooded with natural light from a large sash bay window, alongside a sleek contemporary kitchen complete with integrated appliances and stylish finishes. Upstairs, a generous landing bathed in light from a well-placed skylight leads to two well-proportioned bedrooms, both featuring bespoke fitted wardrobes. The bathroom is a true sanctuary, boasting a luxurious freestanding bathtub and a walk-in rainfall shower.

Outside, the property benefits from a shared rear garden — ideal for summer entertaining or quiet relaxation — as well as shared off-street parking for added convenience.

Ideally positioned for both Catford and Bellingham stations, the flat enjoys excellent transport links, with frequent train and bus services providing easy access to Central London and beyond. The local area offers a great mix of independent shops, supermarkets, and vibrant places to eat and drink. Families will appreciate proximity to well-regarded nurseries and schools, while nearby green spaces such as Mountsfield Park, Forster Park, and Ladywell Fields provide the perfect setting for outdoor activities and peaceful walks.

Tenure: Leasehold (Remaining term TBC) | **Monthly Service Charge:** TBC | **Ground Rent:** TBC | **Council**

Tax: Lewisham band D

SPLIT LEVEL FLAT
STUNNING BATHROOM
SHARED OFF-STREET PARKING
0.8MI TO TWIN CATFORD STATIONS

LIGHT & MODERN INTERIORS
SHARED GARDEN
TOTAL AREA: 861SQFT.
0.3MI TO MOUNTSFIELD PARK



Like what you see?

Call **020 8690 3656** or email us at catford@stanfordstates.london
to arrange a viewing or request further information



FIRST FLOOR

Living Room

4.58m x 3.56m (15' 0" x 11' 8")

Sash bay windows, ceiling light, built-in storage cupboard housing boiler, radiator, fitted carpet.

Kitchen

3.36m x 1.84m (11' 0" x 6' 0")

Sash window, ceiling light, fitted kitchen units, sink with mixer tap, integrated dishwasher, washing machine, fridge/freezer, microwave, oven, electric and and extractor hood, wood flooring.

SECOND FLOOR

Bedroom

5.77m x 4.22m (18' 11" x 13' 10")

Sash window, ceiling light, built-in wardrobes, radiator, wood flooring.

Bedroom

3.85m x 3.63m (12' 8" x 11' 11")

Sash window, ceiling light, built-in wardrobes, radiator, wood flooring.

Bathroom

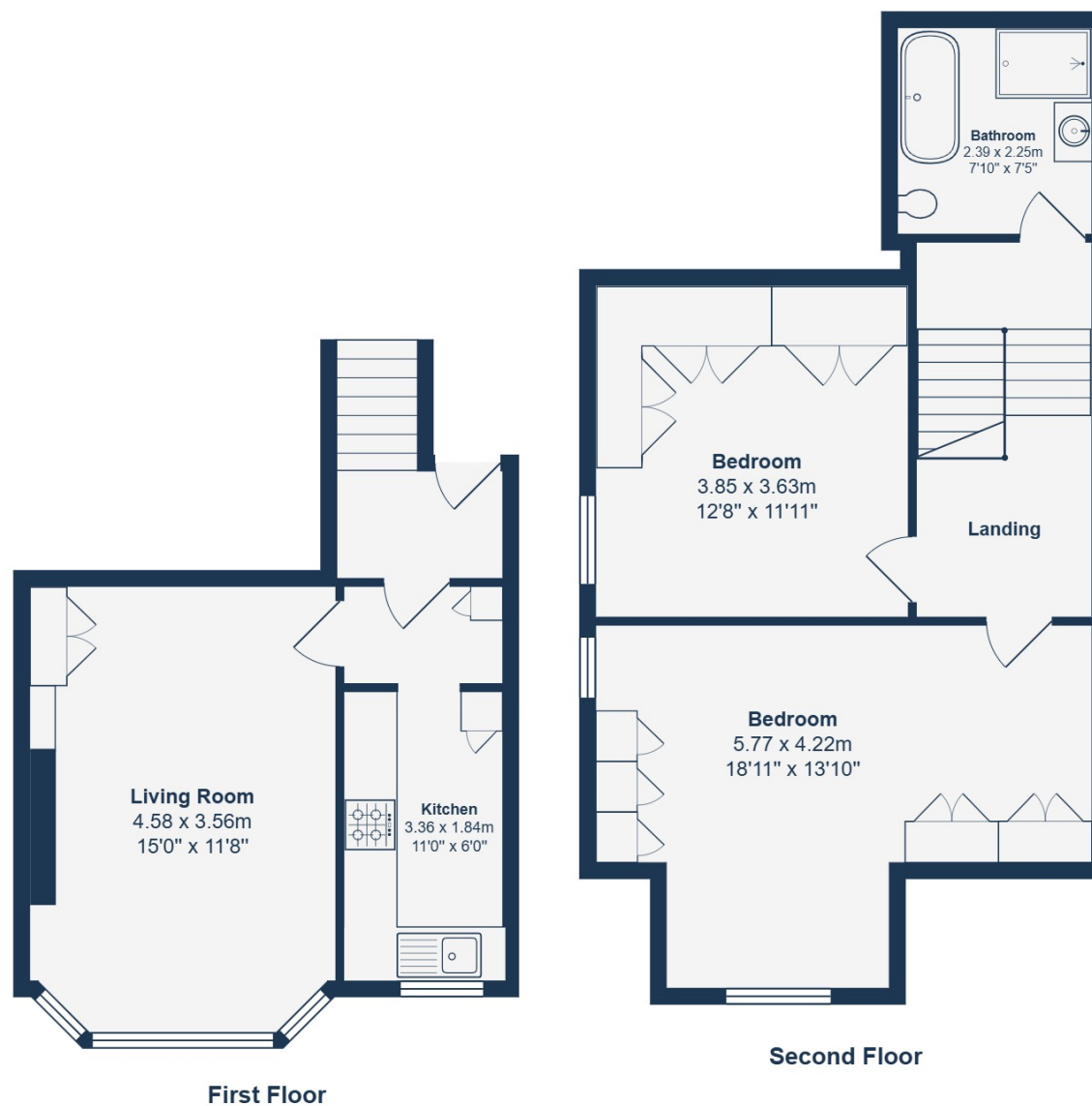
2.39m x 2.25m (7' 10" x 7' 5")

Double-glazed roof window, inset ceiling spotlights, walk-in shower with rainfall and handheld showerheads, freestanding bathtub, washbasin on vanity unit, WC, heated towel rail, tile flooring.

OUTSIDE

Private Section of Garden

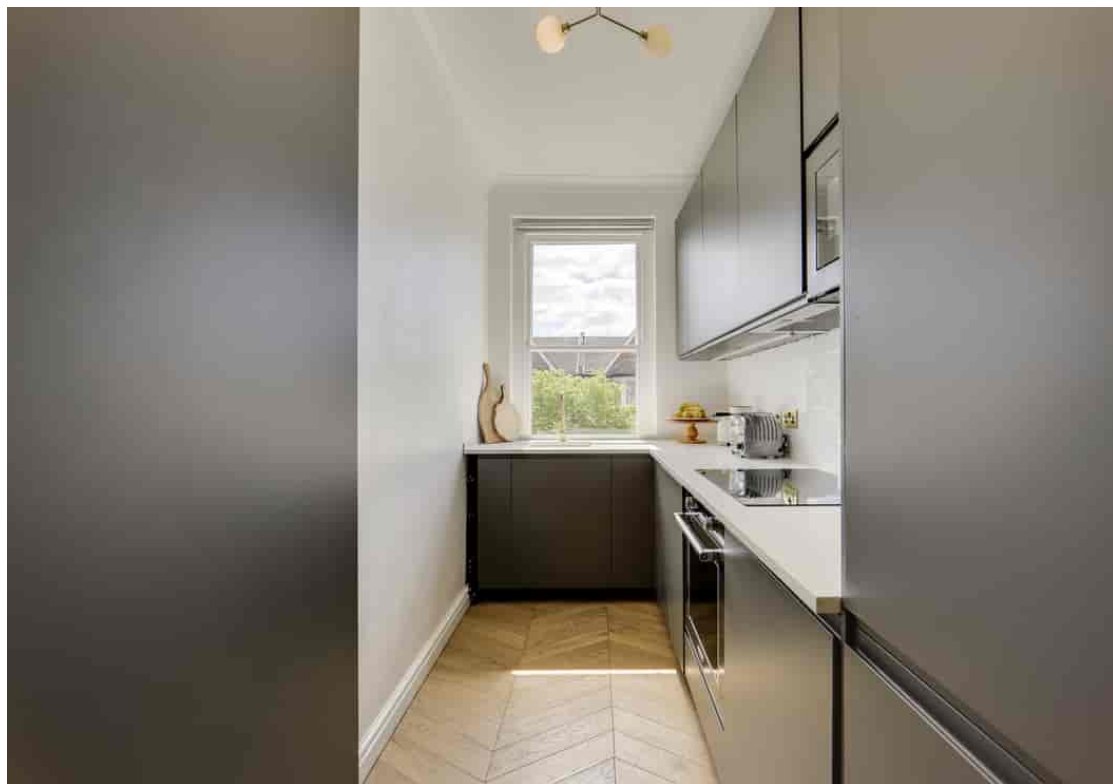
Lawn, leading to paved patio and storage shed.



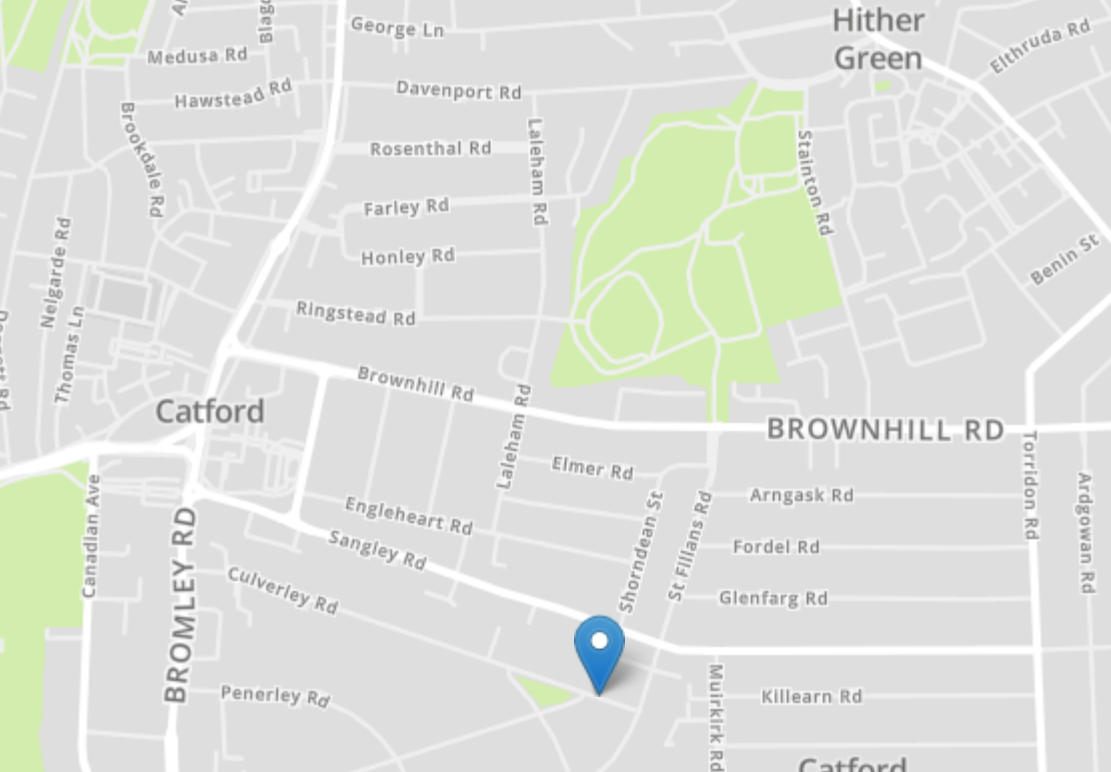
Total Area: 80.0 m² ... 861 ft²

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.







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