



**Guide Price £300,000 Leasehold**  
1 bedroom flat

Plassy Road  
Catford

# Read all about it...

Stylish and full of character, this light-filled one-bedroom flat is set within a gated development, ideally positioned for both the vibrant local area and excellent transport links.

The heart of the home is the spacious open-plan living room and kitchen, where sleek modern units, integrated appliances, and striking exposed brickwork feature walls create a contemporary yet inviting atmosphere. The double bedroom continues the theme, with dual-aspect windows flooding the space with natural light. A modern bathroom and generous built-in storage complete the interior. Outside, residents enjoy a well-maintained communal garden — perfect for relaxing in the sun — along with secure bike storage.

The location is as convenient as it is lively. Shops, supermarkets, cafés, and essential amenities, including a 24-hour PureGym, are all just a short walk away. For those who love the outdoors, Mountsfield Park, Ladywell Fields, and the scenic Waterlink Way offer excellent green spaces and cycle routes. Catford and Catford Bridge stations are also within easy reach, providing frequent direct services to Central London.

With its blend of style, character, and connectivity, this flat makes an ideal move-in-ready home for first-time buyers or commuters.

## FIRST FLOOR

### Open Plan Kitchen & Living Room

6.67m x 5.29m (21' 11" x 17' 4")  
Double-glazed windows, inset ceiling spotlights, pendant ceiling lights, fitted kitchen units, sink with mixer tap, integrated dishwasher, washing machine, fridge, freezer, microwave, oven and electric hob, wood flooring, underfloor heating.

### Bedroom

3.66m x 3.49m (12' 0" x 11' 5")  
Double-glazed windows, ceiling light, built-in wardrobe, wood flooring, underfloor heating.

### Bathroom

2.21m x 2.11m (7' 3" x 6' 11")  
Inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring, underfloor heating.

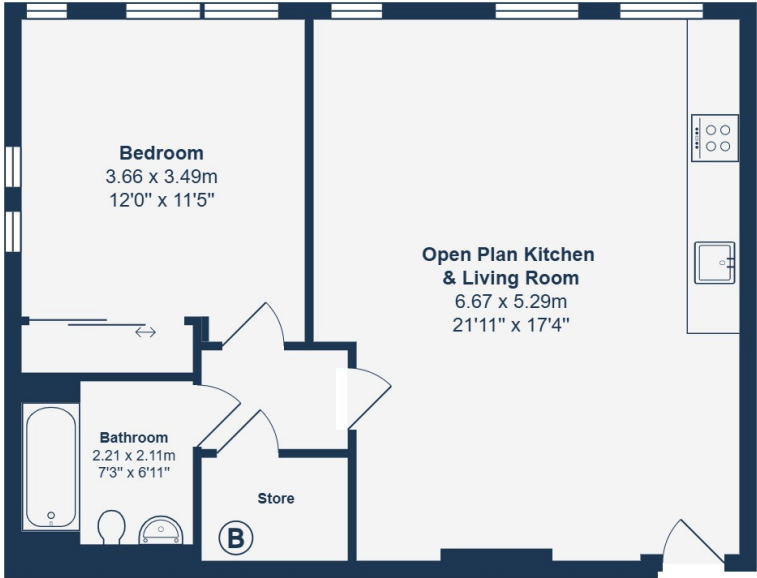
### Store

1.80m x 1.27m (5' 11" x 4' 2")  
Storage cupboard housing boiler.

## OUTSIDE

### Communal Garden

Secure paved courtyard with bike storage.



First Floor

Total Area: 60.0 m<sup>2</sup> ... 646 ft<sup>2</sup>

Drawn for Stanfords Sales & Lettings

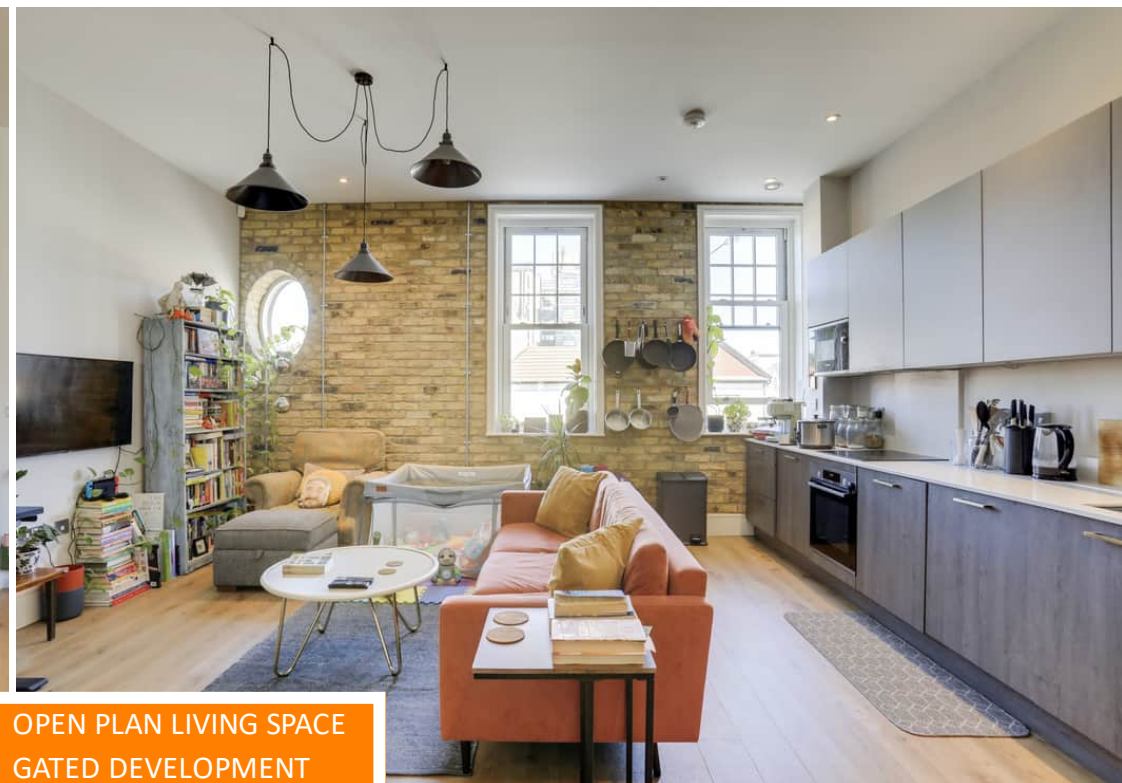
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

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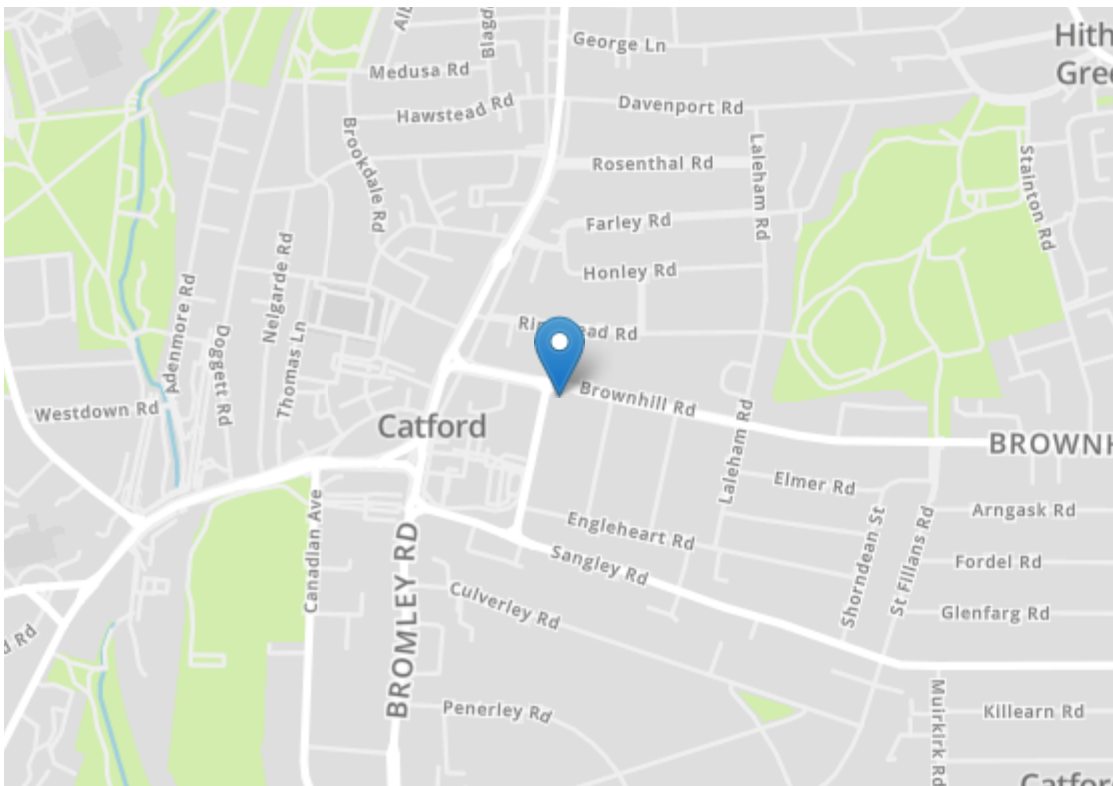


FIRST FLOOR FLAT  
LIGHT & MODERN  
INTERIORS  
COMMUNAL GARDEN

OPEN PLAN LIVING SPACE  
GATED DEVELOPMENT  
GREAT TRANSPORT LINKS







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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