

Stanfords  
— sales & lettings —



**Offers in Excess of £350,000 Leasehold**  
2 bedroom flat

Davenport Road  
Catford



# Read all about it...

Located in the heart of Catford is this chain free, 2 bed, first floor flat. Internally this property comprises of a large lounge to the front of the property, a modern kitchen and contemporary bathroom and two good size double bedrooms.

This property is ideally located just 0.7 miles from the twin Catford stations and under 1 mile from Hither Green station, providing a range of commuter services into Central London. Catford town centre can also be found less than half a mile away, with a wide range bus connections and shops, restaurants and bars, as well as the popular Catford Mews, an independent cinema and event space. There's plenty of green spaces too including Ladywell Fields and Mountsfield Park in close proximity.

**Tenure:** Leasehold | **Service Charge:** N/A | **Ground Rent:** £100pa | **Council Tax:** Lewisham Band C

## FIRST FLOOR

### Entrance Hall

Spotlights, fitted carpet

### Living Room

16' 11" x 15' 0" (5.16m x 4.57m)

Pendant light, front-facing double glazed bay windows, radiator, fitted carpet

### Bedroom

12' 0" x 10' 5" (3.66m x 3.17m)

Pendant light, rear facing double glazed windows, radiator, fitted wardrobe, fitted carpet

### Bathroom

7' 11" x 5' 11" (2.41m x 1.80m)

Ceiling light, side facing double glazed windows, free standing wash basin, panel enclosed bath/shower, W/C, tile flooring

### Kitchen

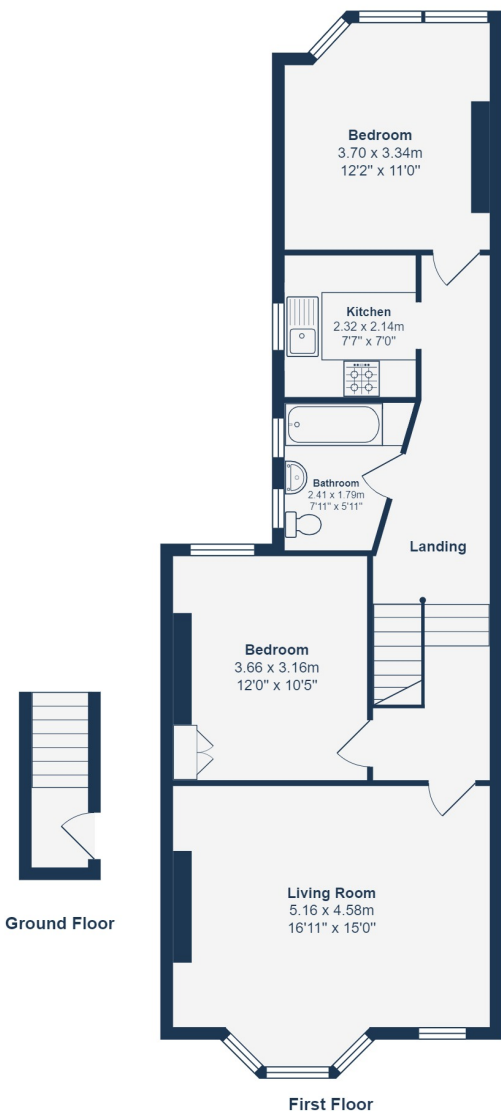
7' 7" x 7' 0" (2.31m x 2.13m)

Spotlights, side facing double glazed window, matching wall and base units, stainless steel sink with drainer and single mixer tap, tile splash back, integrated oven and gas hob, extractor hood, fridge and freezer, tile flooring

### Bedroom

12' 2" x 11' 0" (3.71m x 3.35m)

Pendant light, rear facing double glazed windows, radiator, fitted carpet



Ground Floor

First Floor

Total Area: 72.1 m² ... 776 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.

Like what you see?

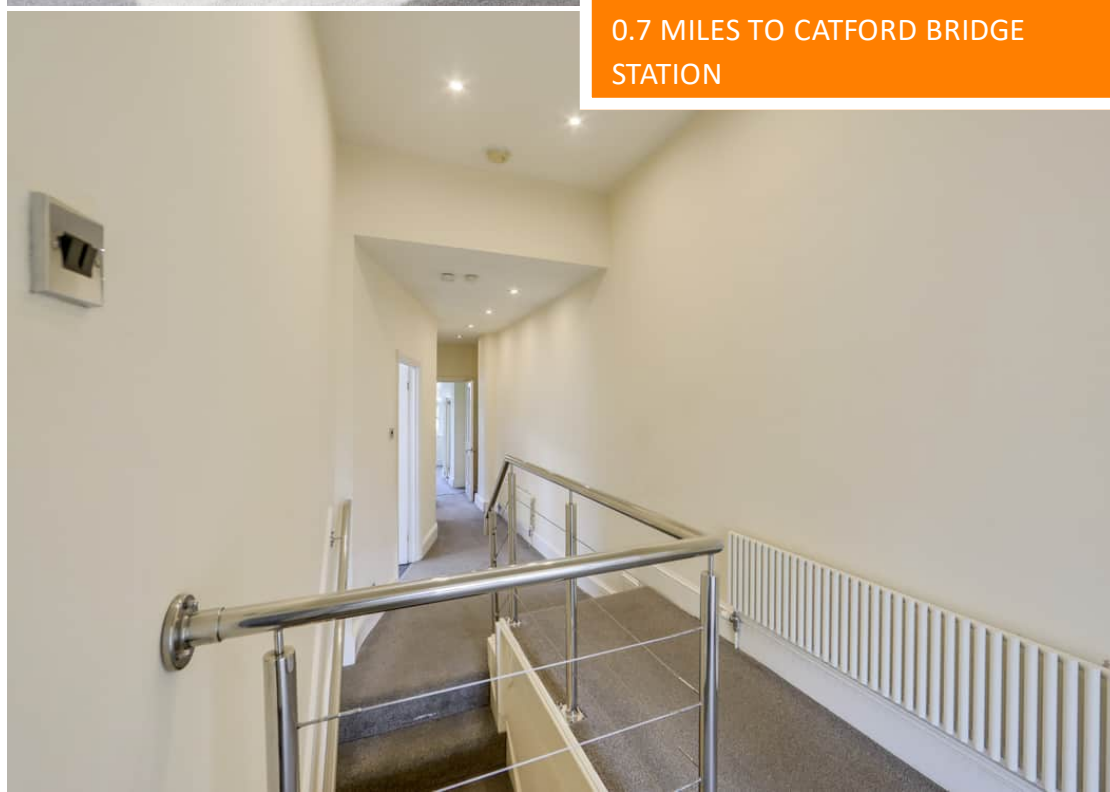
Call 020 8690 3656 or email us at [catford@stanfordestates.london](mailto:catford@stanfordestates.london)  
to arrange a viewing or request further information

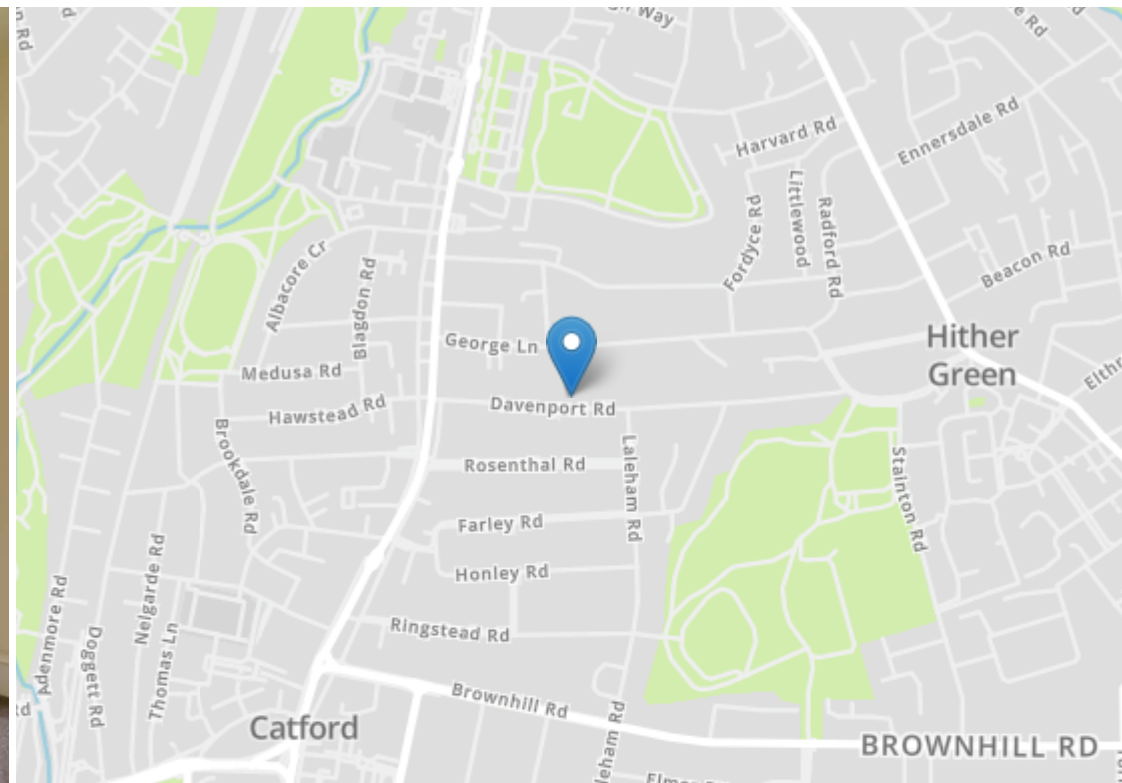
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CHAIN FREE  
TWO BEDROOMS  
0.7 MILES TO CATFORD BRIDGE  
STATION

FIRST FLOOR FLAT  
TOTAL AREA - 776SQFT  
0.3 MILES TO MOUNTSFIELD PARK





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	65
(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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