



Guide Price £250,000 Leasehold
1 bedroom flat

Culverley Road
Catford

Read all about it...

Situated in the heart of the Culverley Conservation area is this beautifully maintained first-floor, one-bedroom flat.

This pleasant one-bed property features a bright and stylish open-plan lounge and a modern fitted kitchen with built-in appliances, one double bedroom and a tasteful three-piece shower room. Further benefits include a communal garden to the rear.

Culverley Road is less than 1/2 a mile from the stations at Catford providing commuter links to London Bridge, Charing Cross, Elephant & Castle and Blackfriars, there are plenty of bus services to Lewisham and Bromley.

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

FIRST FLOOR

Entrance Hall

Doors to:

Kitchen/Living Room

9' 1" x 14' 3" (2.77m x 4.34m)

Pendant light, rear facing double glazed sash windows, radiator, matching wall and base units, integrated electric oven & hob, integrated fridge freezer, integrated washer/dryer, oak wood flooring

Bedroom

11' 2" x 14' 3" (3.40m x 4.34m)

Pendant light, rear facing double glazed sash windows, radiators, oak wood flooring

Shower Room

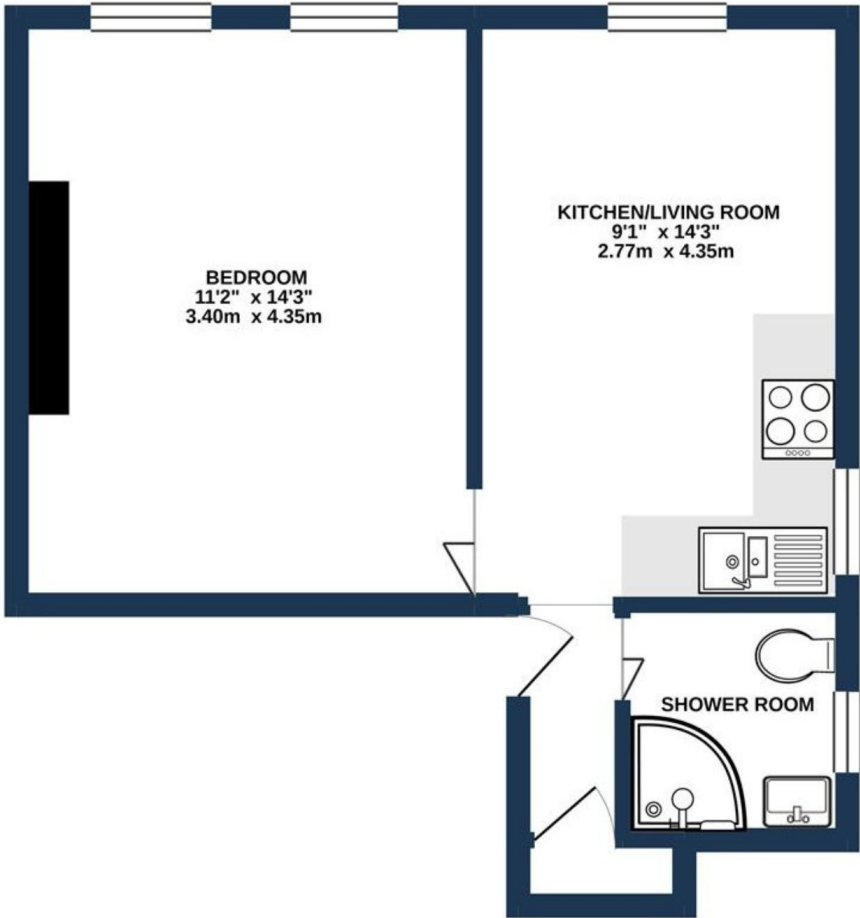
Spotlights, side facing double glazed window, free-standing wash basin, walk-in shower, W/C, tile flooring

OUTSIDE

Communal Garden

First Floor

336 SQ.FT. (31.2 SQ.M.) APPROX



TOTAL FLOOR AREA : 336 sq.ft. (31.2 sq.m.) approx.
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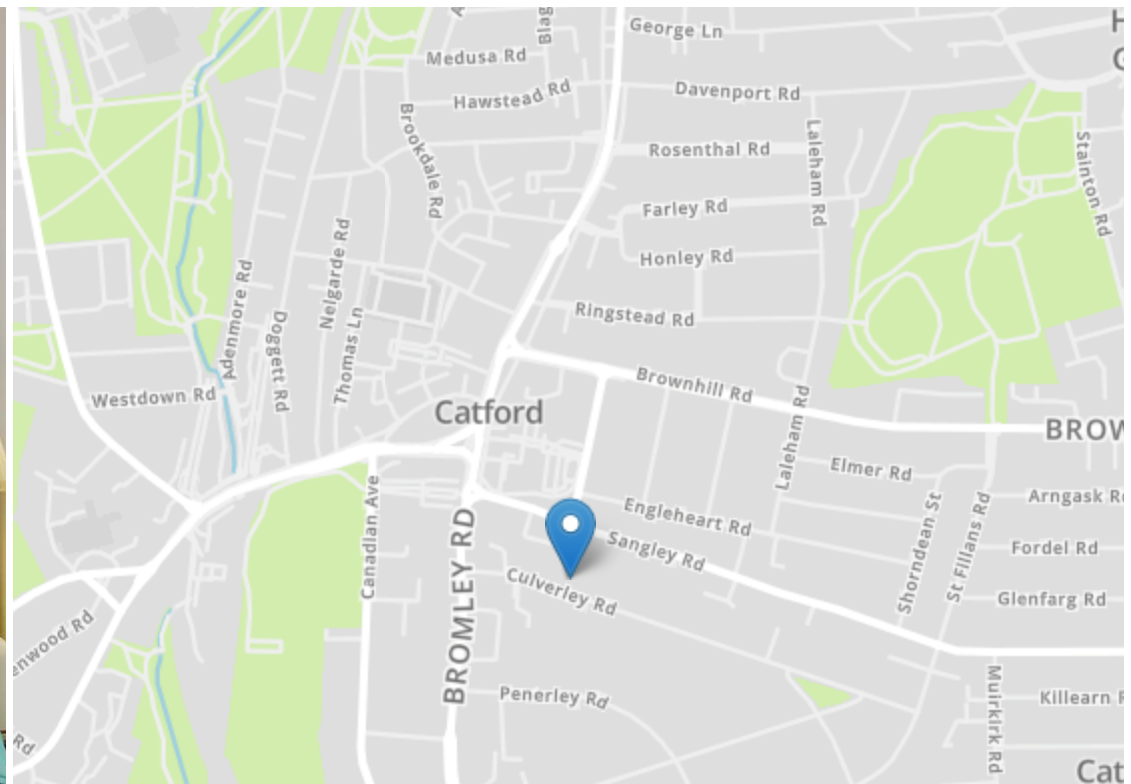
Call 020 8690 3656 or email us at catford@stanfordestates.london to arrange a viewing or request further information

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CULVERLEY CONSERVATION
AREA
ONE BEDROOM
0.4MI TO TWIN CATFORD
STATIONS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(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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