

Stanfords  
— sales & lettings —



**£425,000 Share of Freehold**  
2 bedroom flat

Glenwood Road  
Catford

# Read all about it...

A light and spacious two-bedroom flat with a private garden, set on the ground floor of a charming period conversion.

This bright and stylish home offers generous living space throughout. Both bedrooms are well-proportioned and complemented by a contemporary shower room and a modern kitchen fitted with sleek units. To the rear, the light-filled lounge opens directly onto the private garden — perfect for entertaining, relaxing, or alfresco dining.

Ideally located for Catford and Catford Bridge stations, the property enjoys excellent transport links into Central London and easy access to a vibrant mix of shops, cafés, restaurants, and essential amenities, including a nearby 24-hour PureGym. The area is popular with families thanks to its highly regarded nurseries and schools, including Rathfern Primary School (Ofsted Outstanding). Green spaces such as Blythe Hill Fields and the Waterlink Way are also close by, ideal for walking, cycling, and enjoying the outdoors.

**Tenure:** Share of Freehold | **Council Tax:** Lewisham band C

## GROUND FLOOR

### Entrance Hall

Pendant ceiling lights, storage cupboard, radiator, fitted carpet.

### Living Room

3.81m x 3.12m (12' 6" x 10' 3")  
Double-glazed door and sliding doors to garden, inset ceiling spotlights, radiator, laminate wood flooring.

### Kitchen

3.27m x 1.55m (10' 9" x 5' 1")  
Double-glazed window, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap, integrated dishwasher, oven, gas hob and extractor hood, plumbing for washing machine, combi boiler, radiator, tile flooring.

### Bedroom

3.84m x 3.27m (12' 7" x 10' 9")  
Double-glazed sash windows, inset ceiling spotlights, built-in wardrobe, column radiator, fitted carpet.

### Bedroom

3.37m x 2.60m (11' 1" x 8' 6")  
Double-glazed French doors to garden, inset ceiling spotlights, column radiator, fitted carpet.

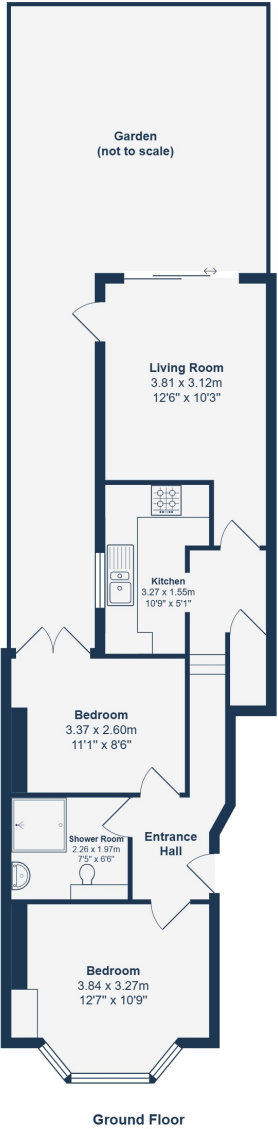
### Shower Room

2.26m x 1.97m (7' 5" x 6' 6")  
Inset ceiling spotlights, walk-in shower with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tile flooring.

### OUTSIDE

### Garden

Paved patio leading to lawn, storage shed.



Total Area: 54.0 m² ... 582 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

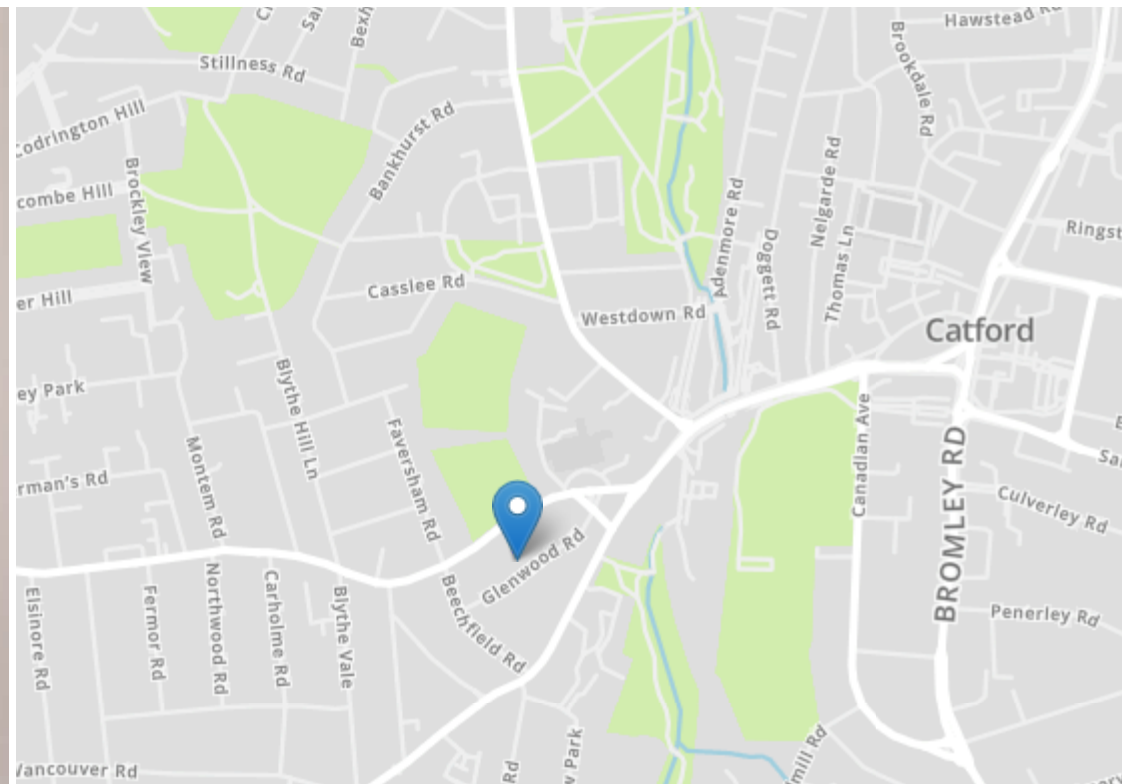
[www.stanfordestates.london](http://www.stanfordestates.london)



SHARE OF FREEHOLD  
PRIVATE GARDEN  
CLOSE TO TWIN CATFORD STATIONS

GROUND FLOOR FLAT  
MODERN KITCHEN & SHOWER  
ROOM  
0.5MI TO BLYTHE HILL FIELDS





| 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      | 79                      |
| (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 |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.