

Stanfords  
— sales & lettings —



**Guide Price £475,000 Leasehold**

2 bedroom flat

Canadian Avenue  
Catford

## Read all about it...

Recently refurbished throughout and offered to the market with no onward chain, this property is a fantastic opportunity for buyers seeking a move-in-ready home in a prime location. The property has a flexible arrangement of rooms and can either be used as a 3 bedroom or 2 bedroom with 2 receptions; the room overlooking the garden could be a master bedroom or a lovely lounge.

Set across the ground floor of a large period conversion and boasting stylish contemporary interiors, the property features a spacious kitchen/diner with a sleek fitted kitchen and integrated appliances, all bathed in natural light from bay windows overlooking the front of the property. Along the central hallway, you'll find two well-proportioned bedrooms, a modern bathroom, and a lounge at the rear with French doors that open to the private garden. This well-maintained outdoor space includes a patio—perfect for alfresco dining—and a good-sized lawn, providing plenty of room for play and relaxation. The property also benefits from a utility closet and a large cellar, offering ample storage space.

Ideal for those seeking fast transport links and a vibrant local community, the Twin Catford Stations are within walking distance, providing frequent bus and rail connections to Central London and beyond. The local area offers a diverse selection of shops, supermarkets, and exciting places to eat and drink, along with essential amenities such as GP and dental practices and a 24-hour Pure Gym. Popular with young families, the area is well-served by nurseries and schools, including Rushey Green Primary School, and is close to beautiful open spaces like the nearby Waterlink Way, a popular walking and cycling route.

**Tenure:** Leasehold (990 years remaining) | **Service Charge:** TBC | **Ground Rent:** Peppercorn | **Council Tax:** Lewisham band D

**GROUND FLOOR CONVERSION FLAT**  
**TWO RECEPTIONS**  
**REFURBISHED THROUGHOUT**  
**0.4 MILES TO CATFORD STATIONS**

**PRIVATE GARDEN**  
**TWO DOUBLE BEDROOMS**  
**DRIVEWAY & CELLAR**  
**APPROX 782SQFT.**

**Like what you see?**

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





## GROUND FLOOR

### **Kitchen/Diner**

17' 2" x 14' 5" (5.23m x 4.39m)

Sash bay windows, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, integrated dishwasher, fridge/freezer, microwave, oven, electric hob and extractor hood, wood column radiator, wood flooring.

### **Lounge**

12' 8" x 10' 0" (3.86m x 3.05m)

French doors to garden, pedant ceiling light, storage cupboard, column radiator, wood flooring.

### **Bedroom**

11' 3" x 10' 7" (3.43m x 3.23m)

Sash window, ceiling light, fitted wardrobes, column radiator, fitted carpet.

### **Bedroom**

9' 8" x 9' 1" (2.95m x 2.77m)

Sash window, ceiling light, column radiator, fitted carpet.

### **Bathroom**

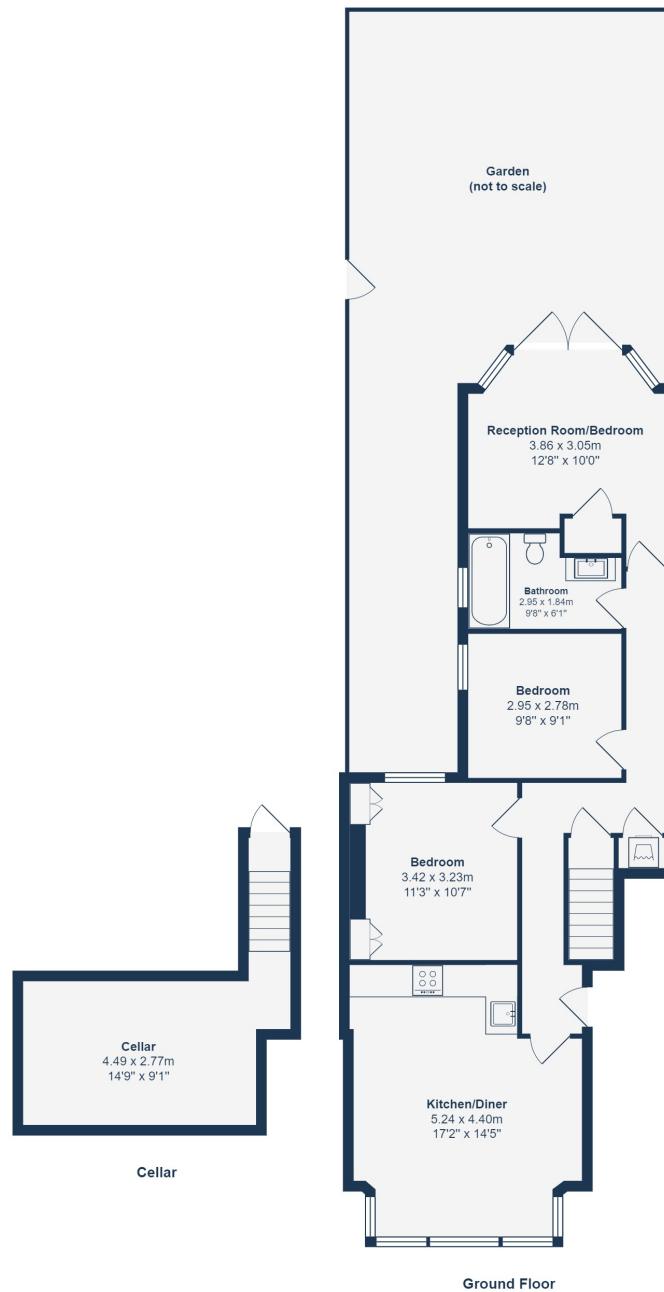
9' 8" x 6' 1" (2.95m x 1.85m)

Sash window, inset ceiling spotlights, bathtub with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### **Garden**

Patio leading to lawn and side access.



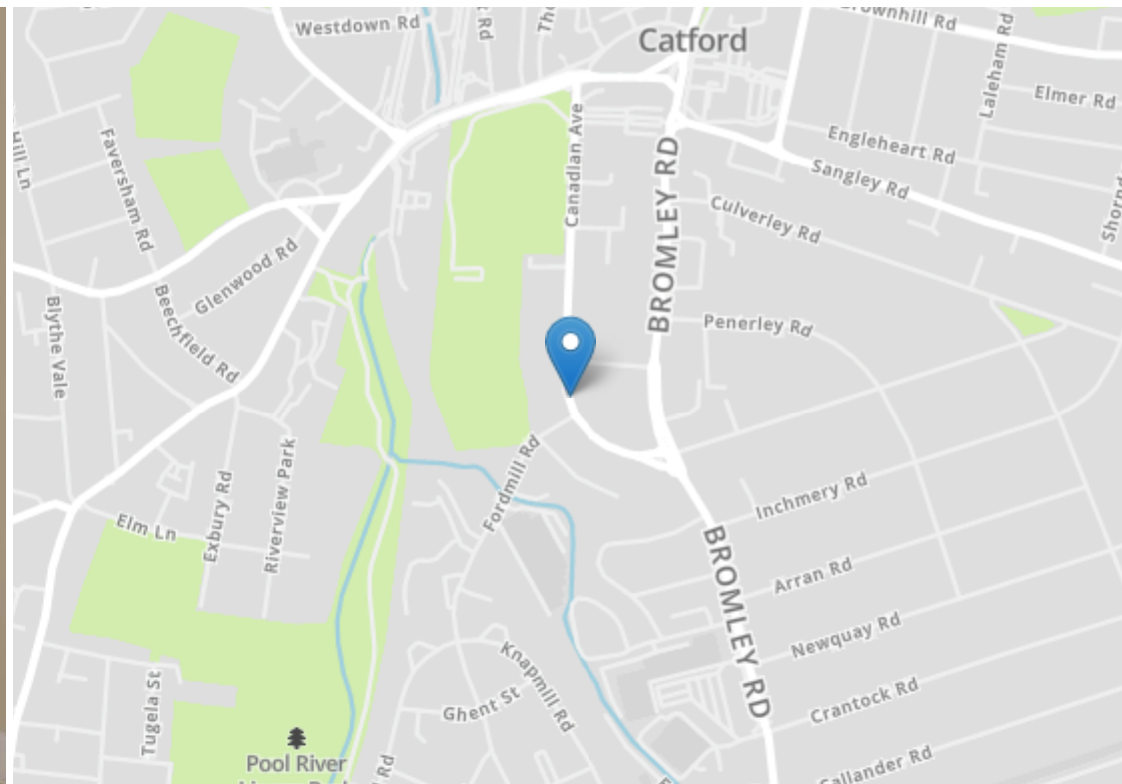
Ground Floor

Total Area: 72.7 m<sup>2</sup> ... 782 ft<sup>2</sup> (excluding cellar & garden)

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(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.