



Guide Price £425,000 Leasehold
2 bedroom flat

Culverley Road
Catford

Read all about it...

****Guide Price: £425,000 - £450,000**** Offered with no onward chain, this light and spacious two-bedroom ground floor flat is set within the sought-after Culverley Green Conservation Area.

The property features a large open-plan kitchen and living area with French doors opening onto a private garden, two good-sized bedrooms, and a modern bathroom. Additional benefits include off-street parking on the private driveway.

Ideally located for Catford and Catford Bridge stations, with excellent links into Central London. The area offers a great mix of shops, cafés, restaurants, and green spaces, including Mountsfield Park and Ladywell Fields.

GROUND FLOOR

Entrance Hall

Ceiling light, storage cupboard, laminate wood flooring.

Open Plan Kitchen & Living Room

8.69m x 4.22m (28' 6" x 13' 10")
Double-glazed windows and French doors to garden, track ceiling lights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, oven and electric hob, extractor fan, radiator, laminate wood flooring.

Bedroom

4.06m x 3.67m (13' 4" x 12' 0")
Double-glazed windows, pendant ceiling light, radiator, laminate wood flooring.

Bedroom

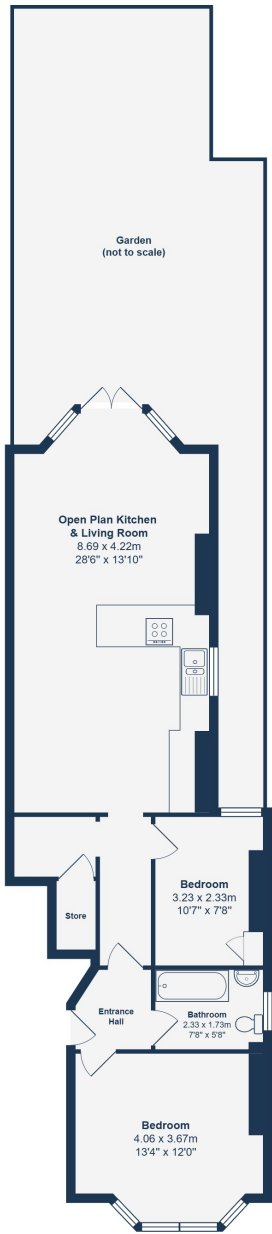
3.23m x 2.33m (10' 7" x 7' 8")
Double-glazed window, pendant ceiling light, built-in cupboard, radiator, laminate wood flooring.

Bathroom

2.33m x 1.73m (7' 8" x 5' 8")
Double-glazed window, ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Garden



Like what you see?

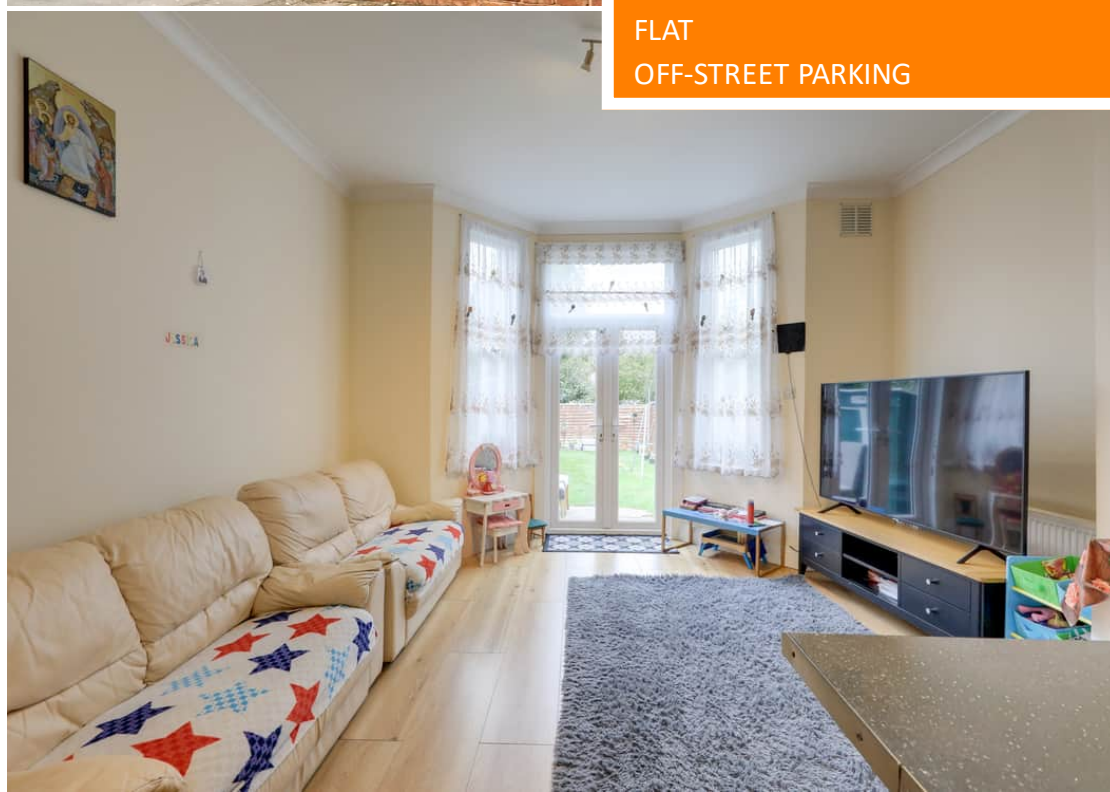
Call **020 8690 3656** or email us at catford@stanfordestates.london
to arrange a viewing or request further information

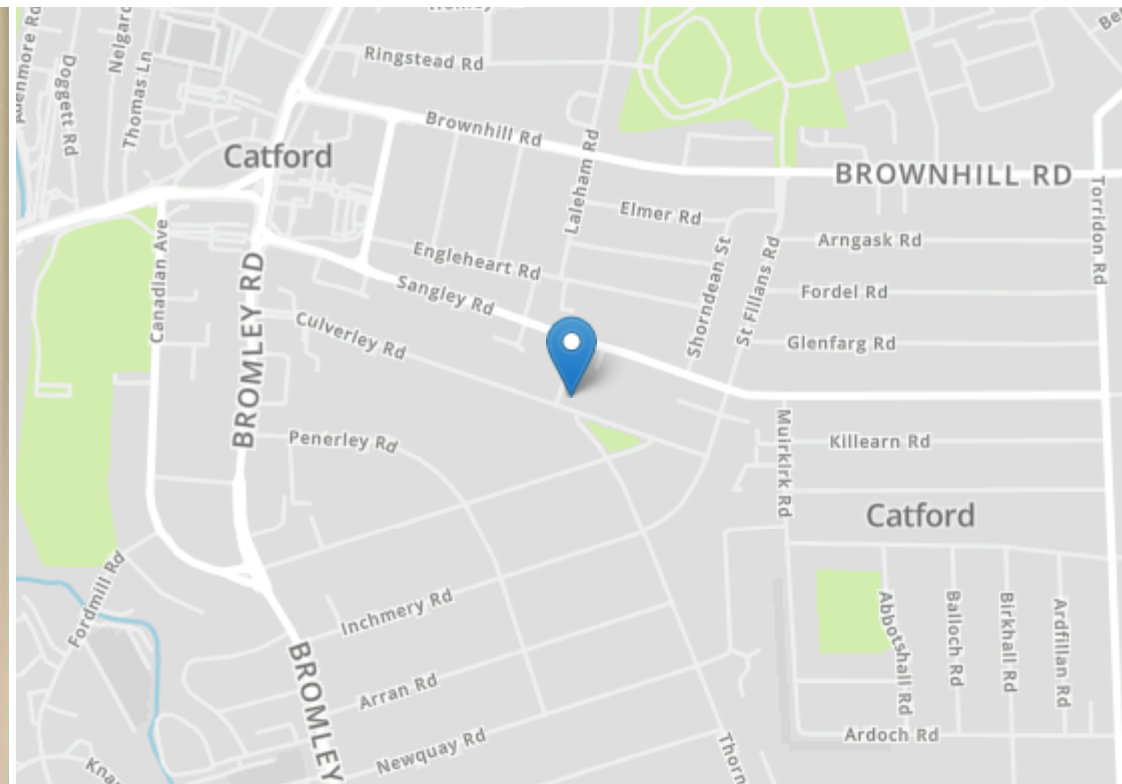
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GROUND FLOOR CONVERSION
FLAT
OFF-STREET PARKING

CULVERLEY CONSERVATION AREA
PRIVATE GARDEN
0.7MI 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	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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