

Stanfords

— sales & lettings —



Guide Price £325,000 Leasehold

2 bedroom flat

Fordel Road

Catford

Read all about it...

This light and spacious two-bedroom flat is located on Fordel Road, a quiet residential street in the desirable Corbett Estate.

Set on the first floor of a charming period conversion, the flat features a cosy lounge, bathed in natural light from its bay windows, alongside a modern kitchen with sleek fitted units. The spacious landing leads to two well-proportioned bedrooms and a bathroom.

Conveniently situated within a mile of both Hither Green and Catford stations, the flat offers excellent commuter links into Central London and beyond. Nestled in a vibrant community, the area is rich in amenities, with a variety of shops, supermarkets, and exciting places to eat and drink. Popular with young families, Fordel Road is well-served by local nurseries and schools, while the beautiful open spaces of Mountsfield Park are just a short walk away —perfect for outdoor activities and leisurely strolls.

Tenure: Leasehold (115 years remaining) | **Monthly Service Charge:** N/A | **Ground Rent:** £100pa | **Council Tax:** Lewisham band C

FIRST FLOOR

Hallway

Pendant ceiling light, fitted carpet.

Lounge

11' 4" x 9' 5" (3.45m x 2.87m)

Double-glazed bay windows, pendant ceiling light, alcove shelving, radiator, laminate wood flooring.

Kitchen

9' 5" x 8' 5" (2.87m x 2.57m)

Double-glazed window, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated dishwasher, oven, gas hob, extractor

hood and combi boiler, vinyl flooring.

Bedroom

11' 4" x 10' 7" (3.45m x 3.23m)

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

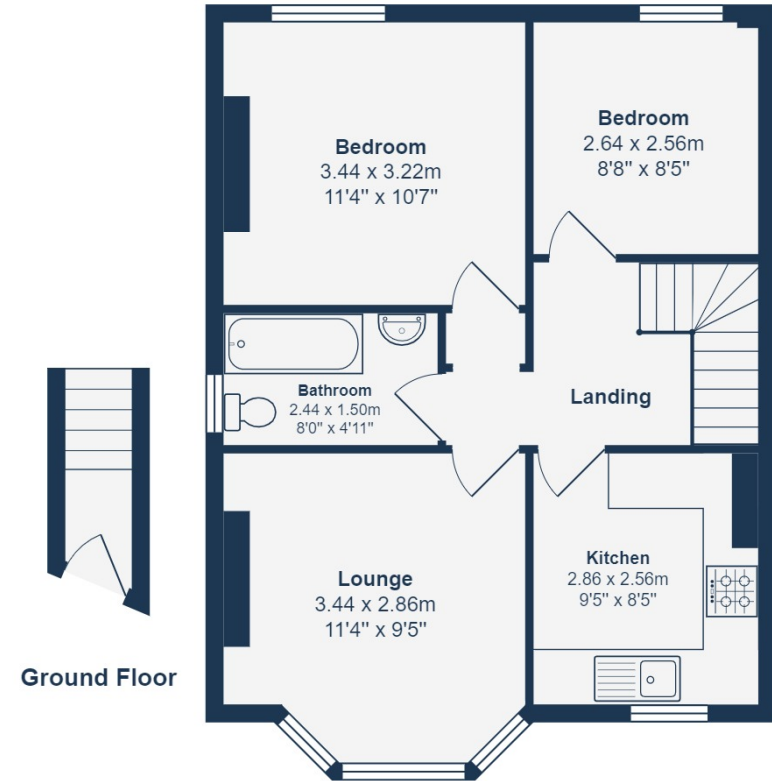
Bedroom

8' 8" x 8' 5" (2.64m x 2.57m)

Sash window, pendant ceiling light, radiator, laminate wood flooring.

Bathroom

8' 0" x 4' 11" (2.44m x 1.50m)



Ground Floor

First Floor

Area: 48.9 m² ... 526 ft²

Total Area: 50.7 m² ... 545 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?

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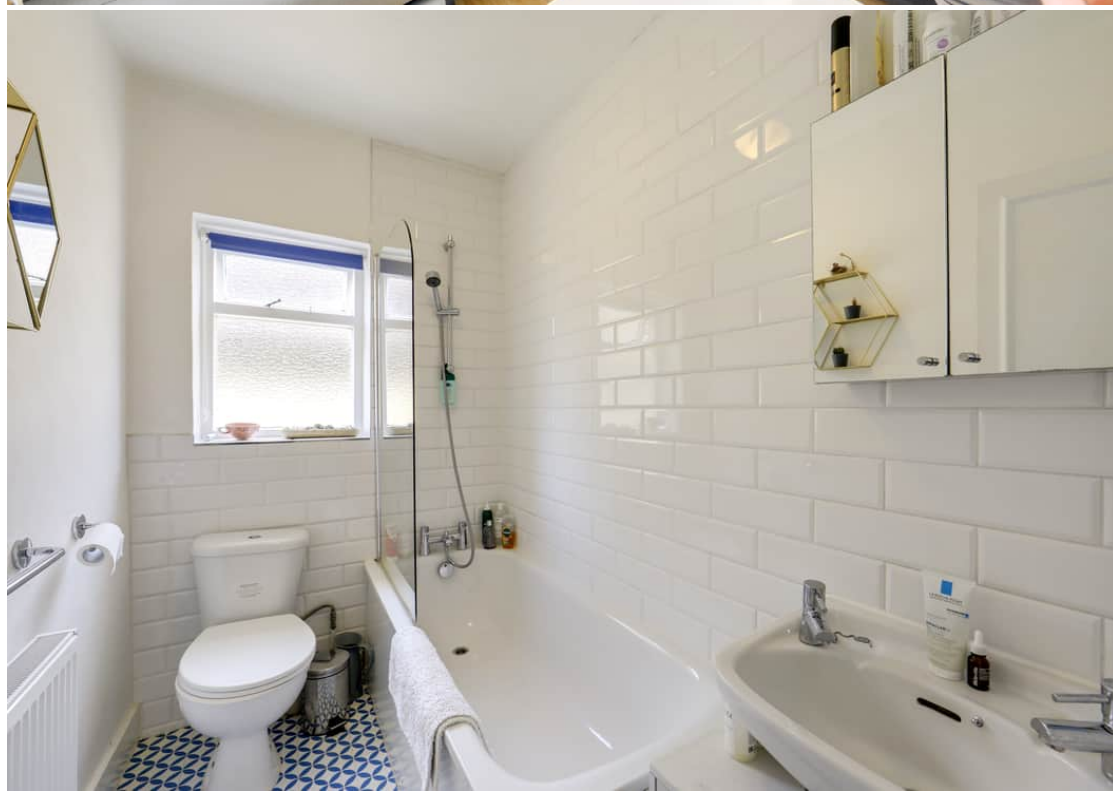
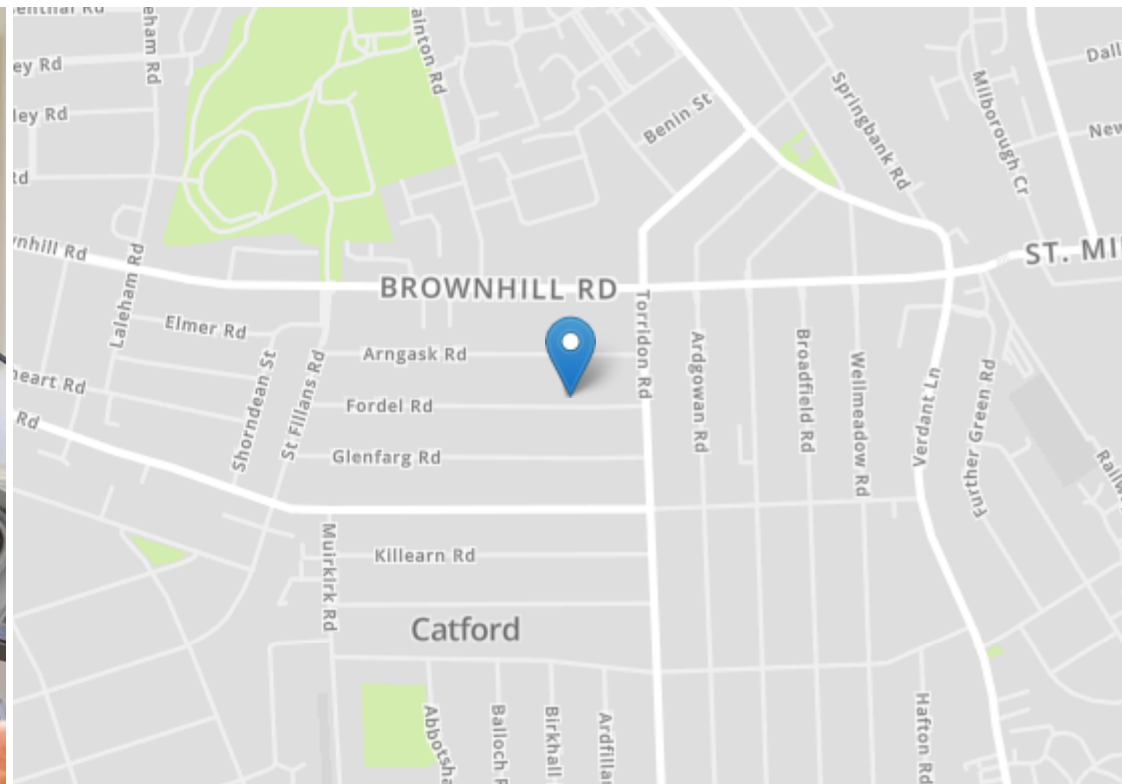
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PARK





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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