



**Guide Price £475,000 Leasehold**  
2 bedroom flat

**Bromley Road**  
**Catford**

# Read all about it...

Set across the first and second floors of a charming period conversion, this spacious two-bedroom flat is ideal for buyers seeking a vibrant community with excellent commuter links.

Stepping inside, the first floor showcases beautiful parquet wood flooring throughout. The spacious entrance hall offers ample storage for coats and shoes and leads to the bright lounge, which is flooded with natural light from a large sash bay window. A striking feature fireplace adds warmth and character to the space. The kitchen offers a sleek, contemporary feel with modern units and stylish finishes. Upstairs, a modern bathroom serves two well-proportioned bedrooms, with the principal bedroom boasting a generous walk-in closet, cleverly maximizing storage within the eaves. This property also benefits from a large private garden and a shared driveway providing off-street parking.

Conveniently located near Catford and Bellingham stations, the area offers excellent transport links, independent shops, cafés, and green spaces such as Ladywell Fields and the Waterlink Way. A perfect blend of space, style, and location—early viewing is recommended.

**Tenue:** Leasehold (remaining term - 150 years) | **Annual Service Charge:** £542 | **Ground Rent:** Zero | **Council Tax:** Lewisham band B

## FIRST FLOOR

### Entrance Hall

Sash window, pendant ceiling light, parquet wood flooring.

### Reception Room

4.42m x 4.32m (14' 6" x 14' 2")  
Sash bay windows, pendant ceiling light, fireplace, column radiator, parquet wood flooring.

### Kitchen

4.80m x 1.84m (15' 9" x 6' 0")  
Casement window, pendant ceiling lights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for dishwasher, integrated fridge/freezer, wine cooler, oven and electric hob, extractor hood, parquet wood flooring.

## SECOND FLOOR

### Bedroom

5.45m x 3.41m (17' 11" x 11' 2")  
Sash window, double glazed roof window, pendant

ceiling light, walk-in closet within eaves, radiator, fitted carpet.

### Bedroom

3.84m x 2.45m (12' 7" x 8' 0")  
Double-glazed roof window, pendant ceiling light, eaves storage, radiator, fitted carpet.

### Bathroom

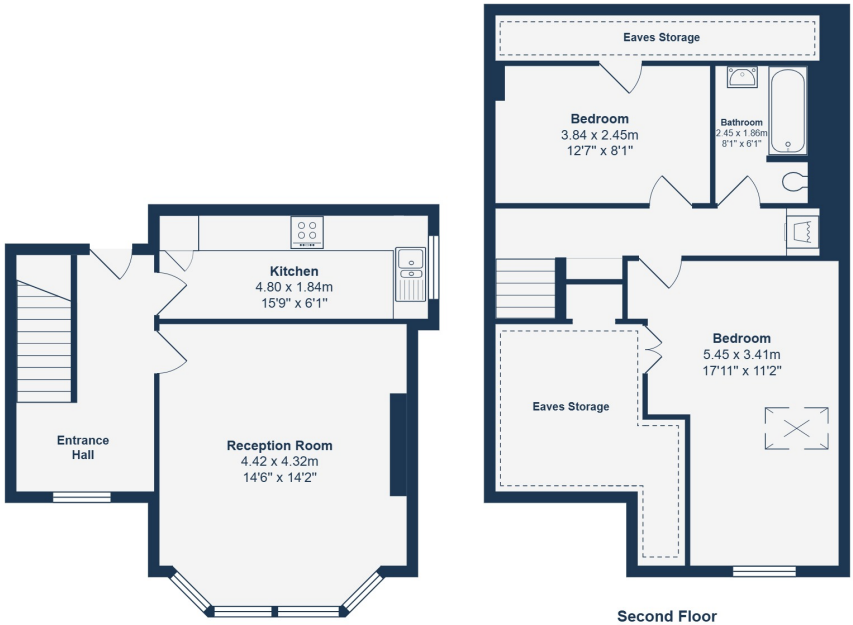
2.45m x 1.86m (8' 0" x 6' 1")  
Double-glazed roof window, ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, vinyl flooring.

### Landing

Pendant ceiling light, storage cupboard, plumbing for washing machine, fitted carpet.

## OUTSIDE

### Private Garden



First Floor

Second Floor

Total Area: 82.4 m² ... 887 ft² (excluding eaves storage)

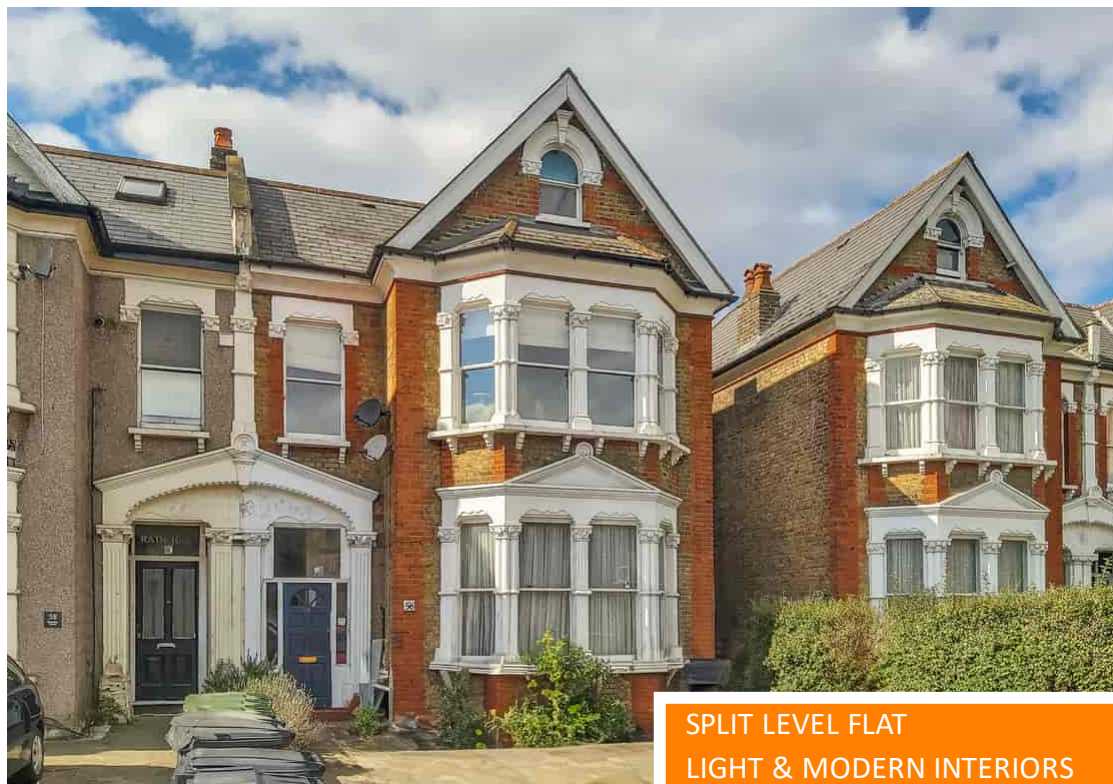
Drawn for Stanfords Sales & Lettings

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?

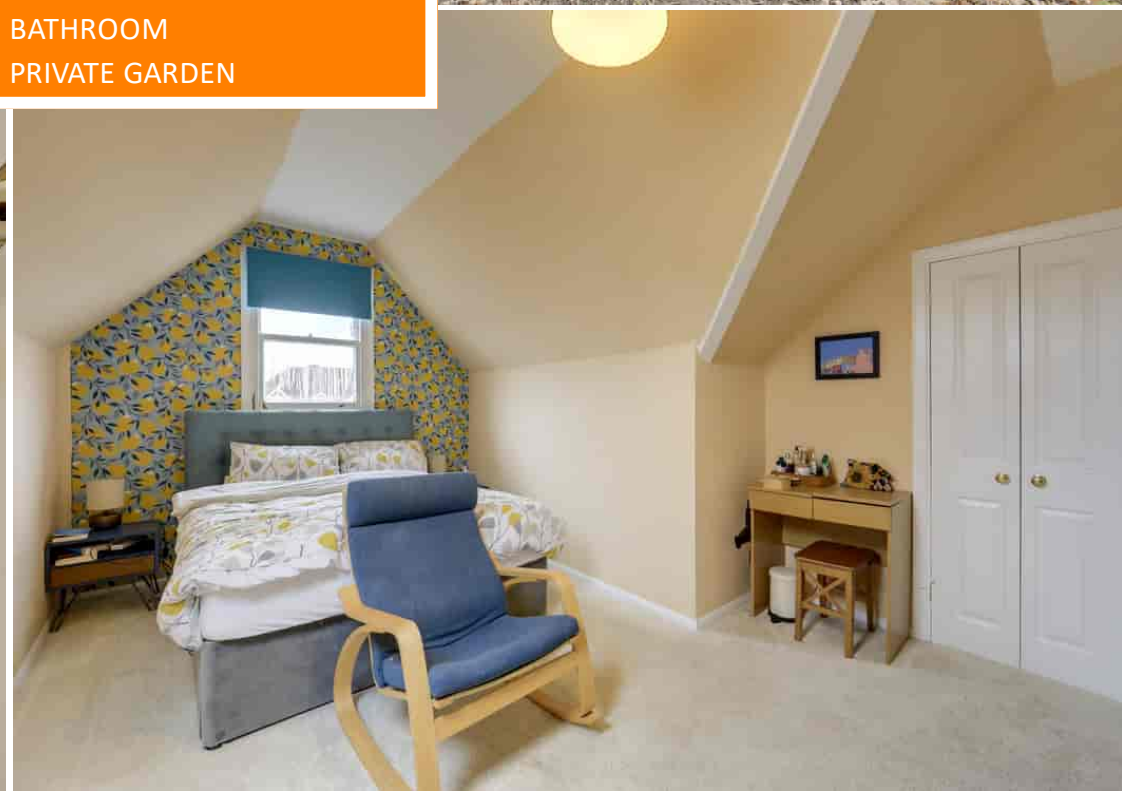
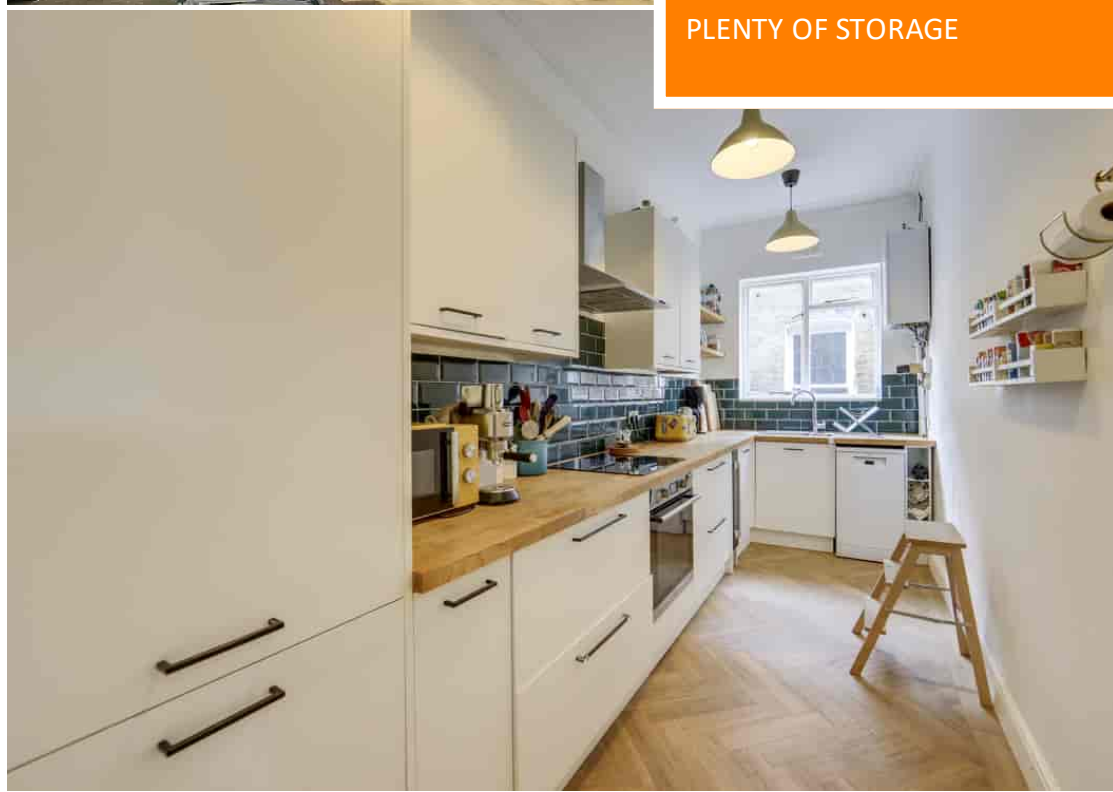
Call 020 8690 3656 or email us at [catford@stanfordestates.london](mailto:catford@stanfordestates.london) to arrange a viewing or request further information



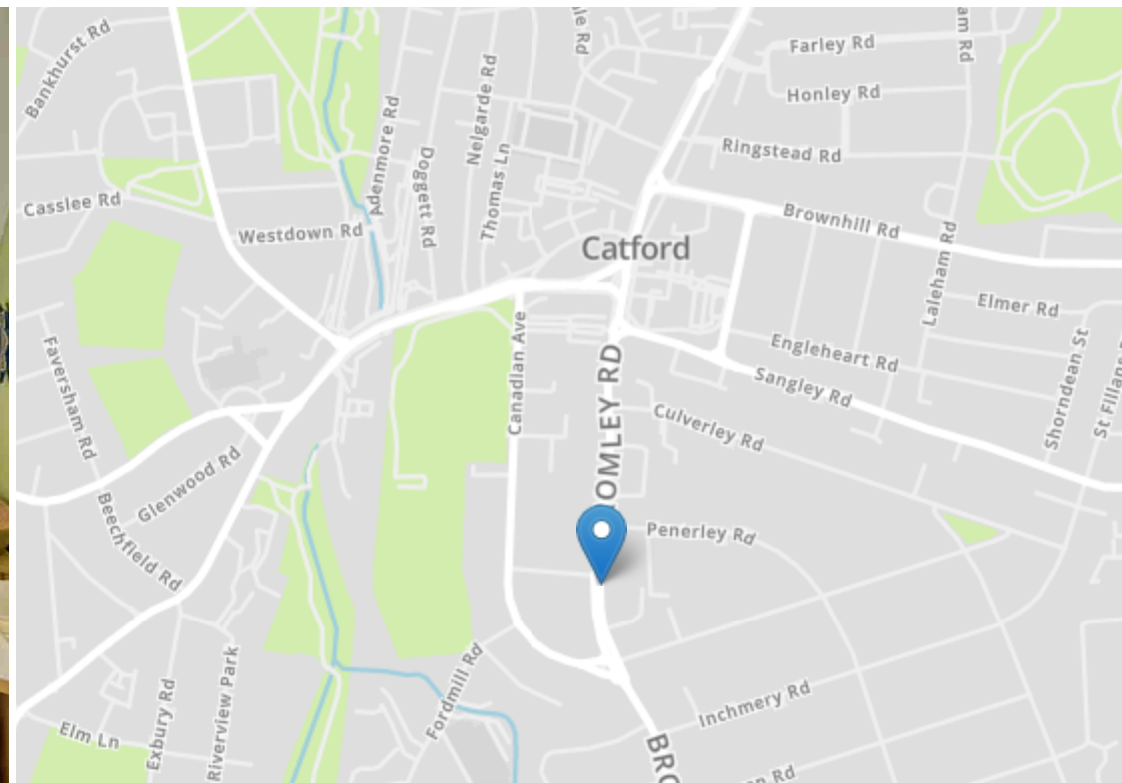


SPLIT LEVEL FLAT  
LIGHT & MODERN INTERIORS  
PLENTY OF STORAGE

PERIOD CONVERSION  
MODERN KITCHEN &  
BATHROOM  
PRIVATE GARDEN







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>	58	
(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



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