

# Stanfords

— sales & lettings —



**Guide Price £325,000 Leasehold**

2 bedroom flat

Broadfield Road  
Catford

# Read all about it...

**\*\*GUIDE PRICE: £325,000-£335,000\*\*** Located on a quiet residential street in Catford, is this split-level two-bedroom flat which occupies the first and second floor of a terraced house.

The property consists of a spacious living room, a modern kitchen and a three-piece bathroom on the first floor and two double bedrooms on the second. The property also benefits from off-street parking.

Broadfield Road is located 0.5 miles from Hither Green Station with direct trains to London Bridge, Charing Cross, Waterloo and Cannon Street. Lewisham for the DLR and Catford Twin stations are also easily accessed and along with useful bus routes it is a very well-connected location. Catford has a thriving town centre with high street retailers as well as an increasing range of bars and restaurants and the beautiful Art Deco Catford Broadway Theatre, regular food markets and art and film events. The property is also in close proximity to Mountsfield Park, offering local green space.

**Tenure:** Leasehold | **Council Tax:** Lewisham Band C

## FIRST FLOOR

### Living Room

11' 4" x 18' 6" (3.45m x 5.64m)

Spotlights, double-glazed bay windows to the front, radiator, storage under stairs, wood flooring.

### Bathroom

Spotlights, double-glazed window to the rear, free-standing wash basin, panel-enclosed bath/shower, W/C, tile flooring.

### Kitchen

7' 10" x 8' 0" (2.39m x 2.44m)

Spotlights, double-glazed window to rear, matching wall and base units, stainless steel sink with drainer and single mixer tap, tile splashback, integrated oven and gas hob, extractor hood, integrated dishwasher, tile flooring.

## SECOND FLOOR

### Landing

Spotlights, fitted carpet

### Bedroom

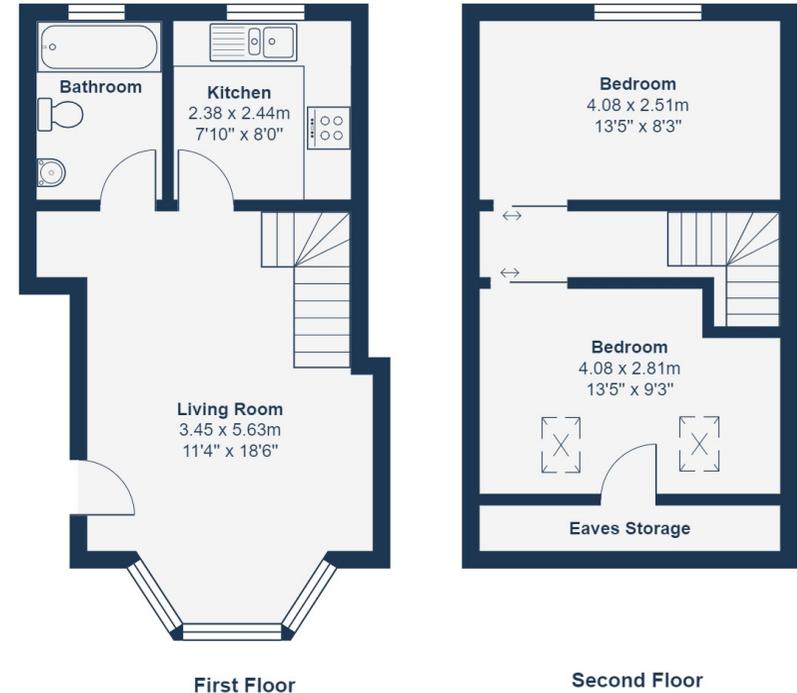
13' 5" x 8' 3" (4.09m x 2.51m)

Spotlights, double-glazed window to rear, radiator, fitted wardrobes, fitted carpet.

### Bedroom

13' 5" x 9' 3" (4.09m x 2.82m)

Spotlights, skylights, radiator, fitted carpet.



Total Area: 57.4 m<sup>2</sup> ... 617 ft<sup>2</sup> (excluding eaves storage)

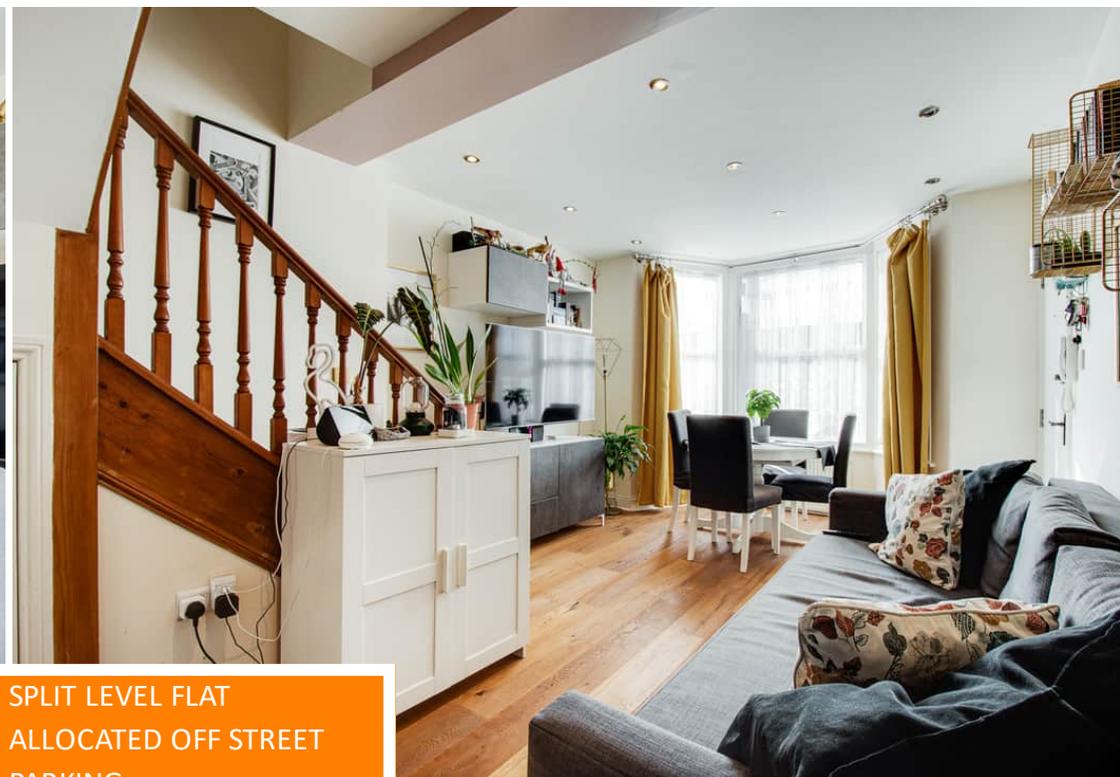
Drawn for Stanfords Sales & Lettings

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?

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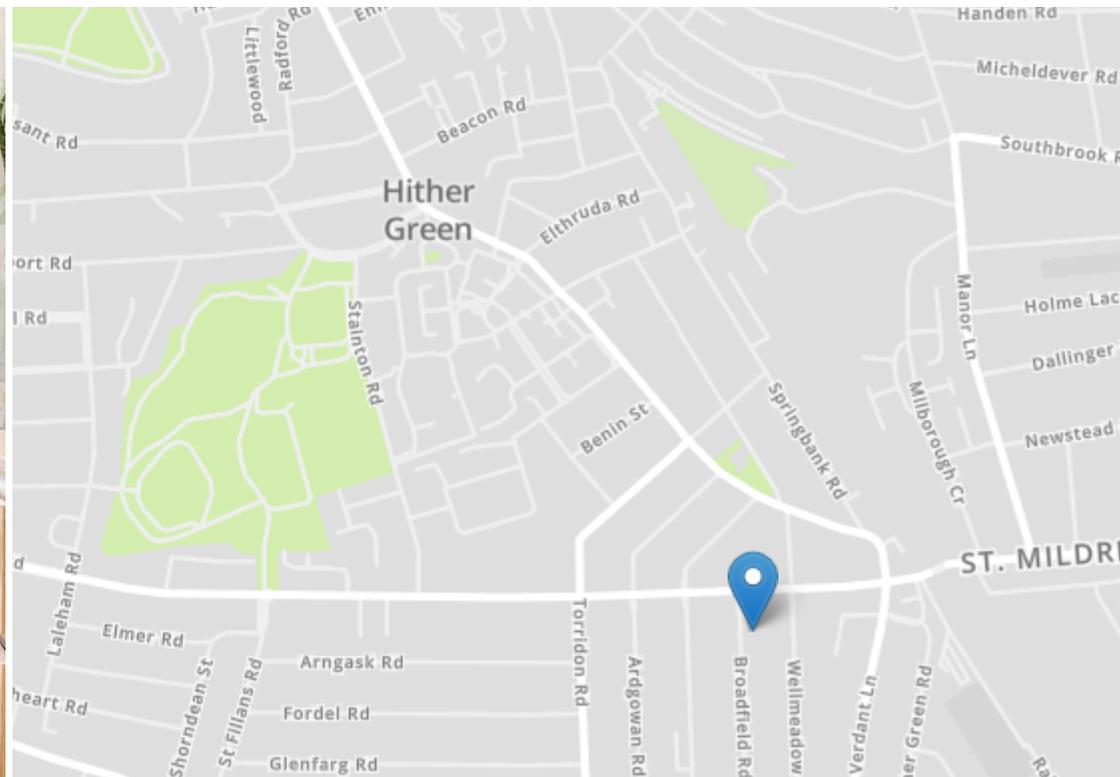
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CORBETT ESTATE  
2 BEDROOMS  
TOTAL AREA - 617SQFT.

SPLIT LEVEL FLAT  
ALLOCATED OFF STREET  
PARKING  
0.5MI TO HITHER GREEN  
STATION





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>	74	76
(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	



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