

Stanfords  
— sales & lettings —



**Guide Price £425,000 Leasehold**  
2 bedroom maisonette

Sportsbank Street  
Catford



# Read all about it...

Located on the quiet and well-regarded Sportsbank Street in Catford, this charming first floor two-bedroom maisonette offers a bright and balanced living space with a beautiful South-facing garden - Perfect for first-time buyers or young families who want a stylish home with outdoor space, while staying well connected to central London.

Inside, the property has been lovingly decorated and maintained, combining period charm with modern convenience. A good-sized reception room at the front of the flat is perfect for relaxing or entertaining, with its large bay window and period features. The kitchen and bathroom are both modern and well designed having been recently updated and with 2 double bedrooms, including the spacious main bedroom at 13'4" x 9'11", it's ideal for first time buyers. The South-facing garden is low maintenance yet still offers plenty of greenery and there's the added bonus of a balcony seating area just off the kitchen.

Situated within easy reach of Catford and Catford Bridge stations, the flat offers excellent rail and bus links into Central London. The neighbourhood is rich in amenities, from supermarkets and independent shops to cafes and pubs. Green space is also abundant with the ever popular Mountsfield Park and Ladywell Fields in close proximity.

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

## FIRST FLOOR

### Hallway

Pendant ceiling light, hardwood flooring.

### Reception Room

4.46m x 3.51m (14' 8" x 11' 6")

Pendant ceiling light, sash bay window to front with shutters, alcove shelving, dado rail, original fireplace, radiator, hardwood flooring.

### Kitchen

3.64m x 2.13m (11' 11" x 7' 0")

Pendant ceiling light, double glazed window to side, fitted kitchen units with marble worktop and matching splashback, ceramic 1 1/2 sink with mixer tap and drainer, electric oven and hob, space for fridge/freezer, integrated dishwasher and washing machine, tiled flooring. Door to garden.

### Bedroom

4.06m x 3.03m (13' 4" x 9' 11")

Pendant ceiling light, sash window to rear, dado rail, radiator, hardwood flooring.

### Bedroom

2.90m x 2.87m (9' 6" x 9' 5")

Pendant ceiling light, sash window to front, dado rail, radiator, hardwood flooring.

### Shower Room

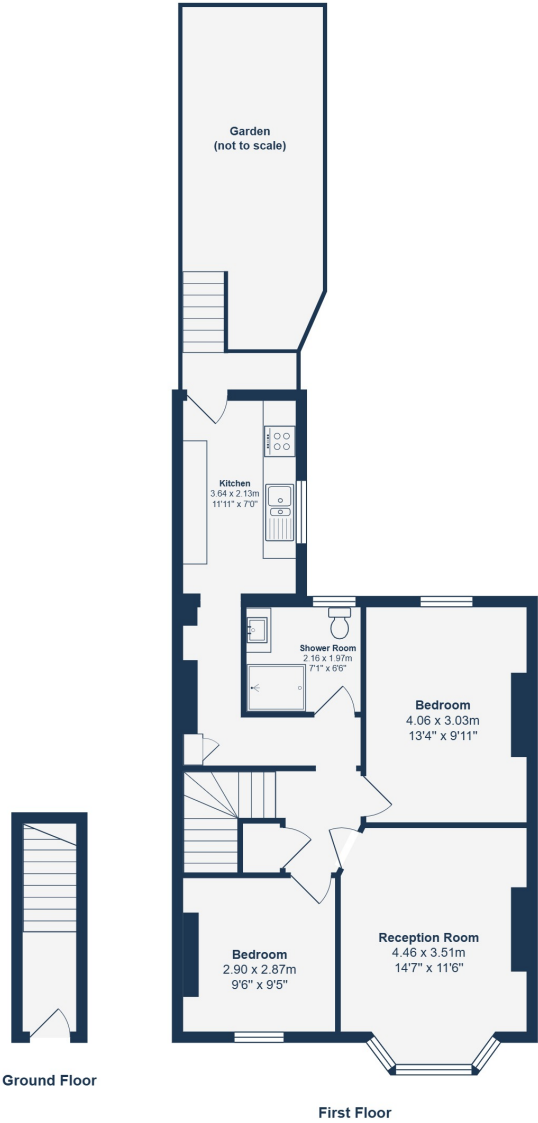
2.16m x 1.97m (7' 1" x 6' 6")

Ceiling light, wall lights, frosted double glazed sash window to rear, walk-in shower, basin with vanity unit, wall mounted mixer tap and marble splashback, heated towel rail, WC, tiled flooring.

## OUTSIDE

### Garden

Brick paved seating area and pathway with flower bed borders and tucked away shed.



Total Area: 65.4 m² ... 704 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.

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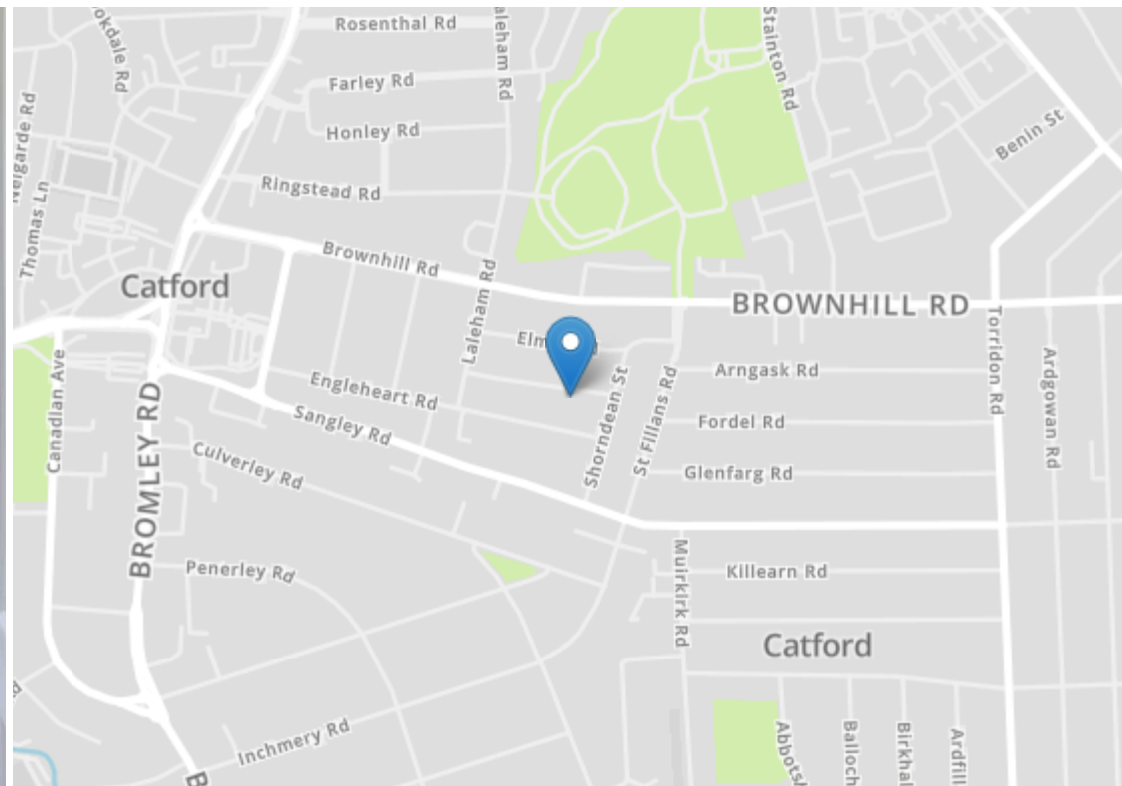


FIRST FLOOR MAISONETTE  
MODERN KITCHEN & BATHROOM  
MOUNTSFIELD PARK NEAR BY

PRIVATE SOUTH FACING GARDEN  
TOTAL AREA - 704SQFT.  
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	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



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