



**£375,000 Leasehold**  
1 bedroom flat

Ardgowan Road  
Catford

# Read all about it...

Situated on a desirable residential street, this impeccably presented one-bedroom garden flat offers a rare blend of heritage character and contemporary refinement. Thoughtfully designed throughout, the home showcases bespoke finishes, original detailing, and a beautifully landscaped private garden—a tranquil retreat in the heart of one of South East London's most sought-after neighbourhoods.

Stepping inside, the interior unfolds with graceful simplicity and a sense of calm. The reception room is wonderfully light-filled, with tall sash windows and soft, neutral tones that enhance the feeling of space. Original wooden floors and a working fireplace add warmth and charm, while high ceilings create a natural elegance. The bedroom is serene and generously proportioned, with garden views and bespoke storage that elevates both form and function. At the rear, the kitchen is both stylish and practical, featuring custom cabinetry, oak worktops, and high-spec appliances seamlessly integrated for modern living. A chic, contemporary bathroom with underfloor heating and fine finishes completes the layout.

The private, West facing, garden is an unexpected and utterly delightful surprise. Thoughtfully landscaped with established planting and elegant paving, the space is designed for both quiet moments and convivial gatherings. A secluded seating area invites relaxed mornings with coffee or candlelit evenings dining alfresco. With space aplenty, the garden is not simply an extension of the home—it's a lifestyle feature in its own right.

This property enjoys an enviable position within a well-connected and characterful neighbourhood. Just moments from Hither Green, the area offers a independent restaurants, bars and cafes. Expanses of green space, including nearby parks and riverside walks, offer a welcome respite whilst outstanding transport links ensure convenience and connectivity without compromise.

With its thoughtful design, private outdoor space, and timeless aesthetic, this elegant garden flat offers a compelling opportunity to embrace a slower, more refined rhythm of life—just moments from the best of the city.

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

**CORBETT ESTATE**  
**1 BEDROOM**  
**TOTAL AREA: 584SQFT.**

**GROUND FLOOR CONVERSION**  
**FLAT**  
**PRIVATE GARDEN**  
**0.5MI TO HITHER GREEN**  
**STATION**



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## **GROUND FLOOR**

### **Entrance Hall**

Ceiling roses, pendant ceiling lights, cornice, storage cupboard, dado rail, original floorboards.

### **Reception Room**

14' 1" x 13' 6" (4.29m x 4.11m)

Ceiling rose, pendant ceiling light, cornice, sash bay windows to front, fireplace with tiled hearth, radiator, original floorboards.

### **Bedroom**

14' 1" x 10' 9" (4.29m x 3.28m)

Ceiling rose, pendant ceiling light, cornice, double glazed window to rear, fitted wardrobes, radiator, original floorboards.

### **Kitchen**

10' 9" x 10' 2" (3.28m x 3.10m)

Inset spotlights, double glazed window to side, fitted kitchen with matching wall and base units, solid oak worktop with tiled splashback, ceramic undermount sink with mixer tap, gas hob with integrated extractor, electric over, integrated appliances (fridge/freezer, washing machine and dishwasher), cast iron radiator, tiled flooring.

### **Bathroom**

10' 2" x 5' 10" (3.10m x 1.78m)

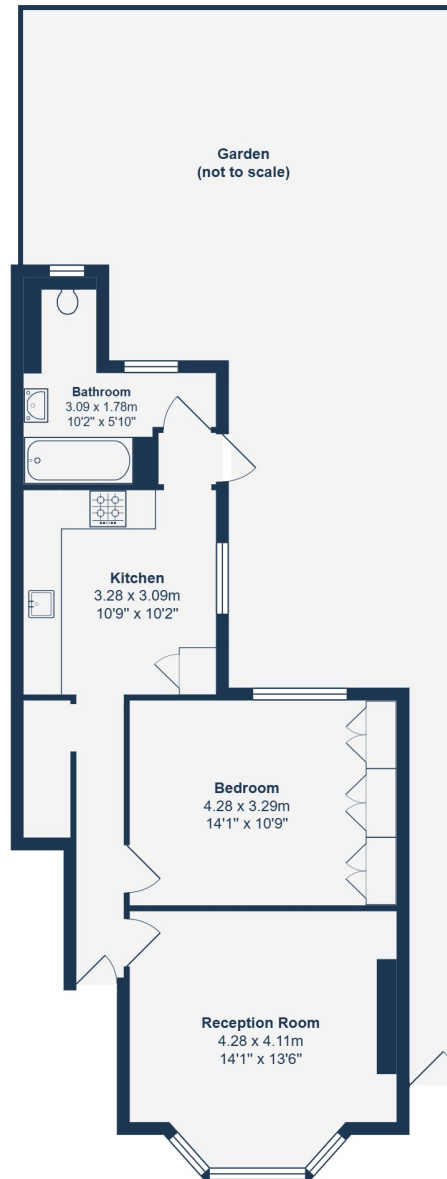
Inset spotlights, wall light, double glazed windows to rear, tile enclosed bath with over shower and glass screen, tiled splashback, wall-hung basin and vanity unit, WC with hidden cistern, tiled flooring, underfloor heating.

## **OUTSIDE**

### **Garden**

Paved seating area with laid lawn and mature shrubs.





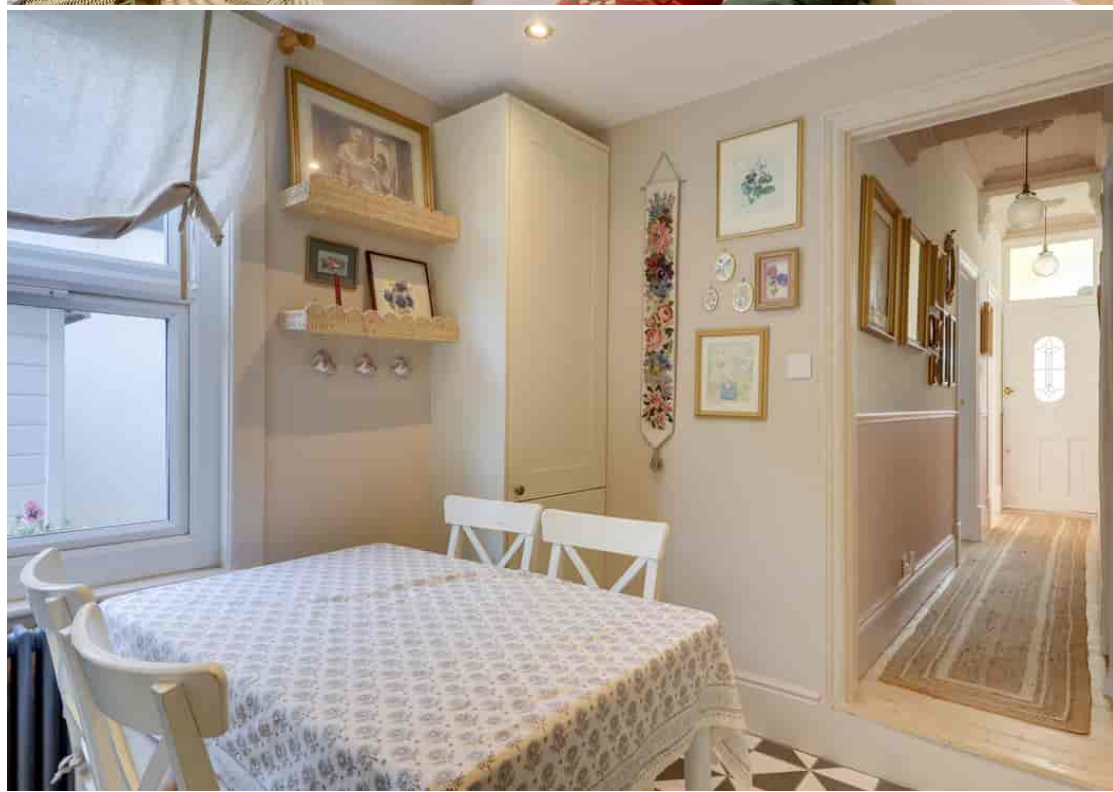
Ground Floor

Total Area: 54.3 m<sup>2</sup> ... 584 ft<sup>2</sup>

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.

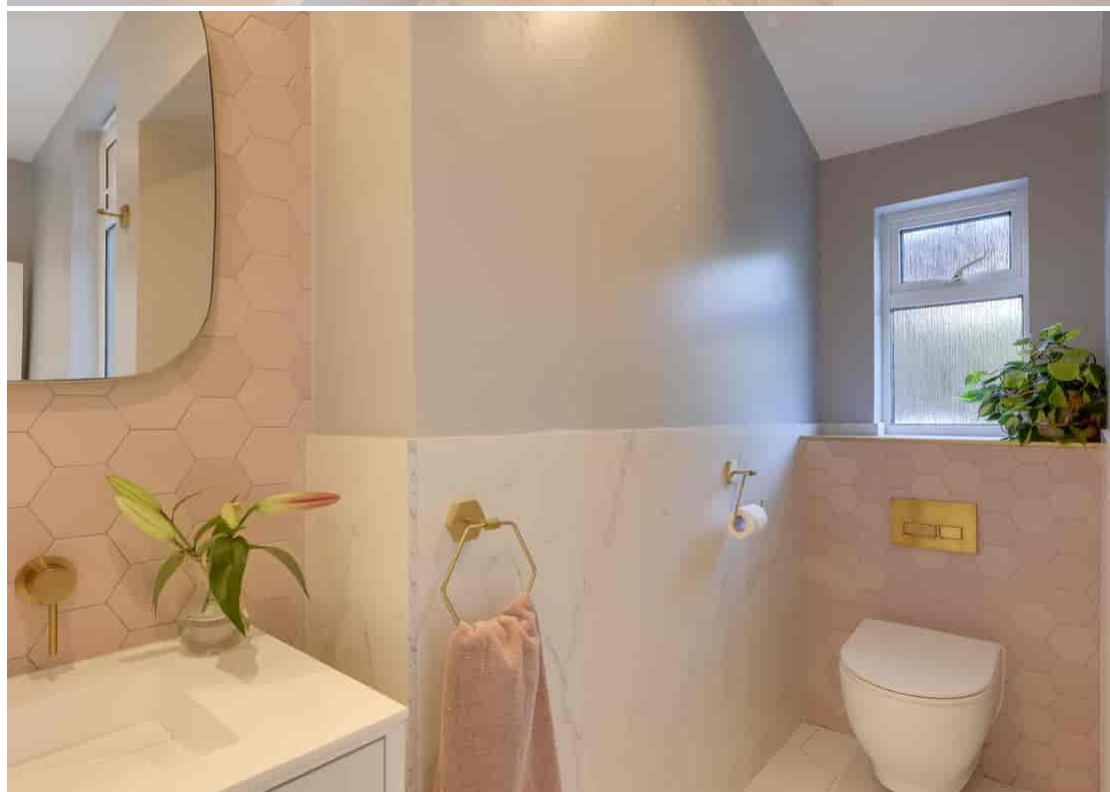
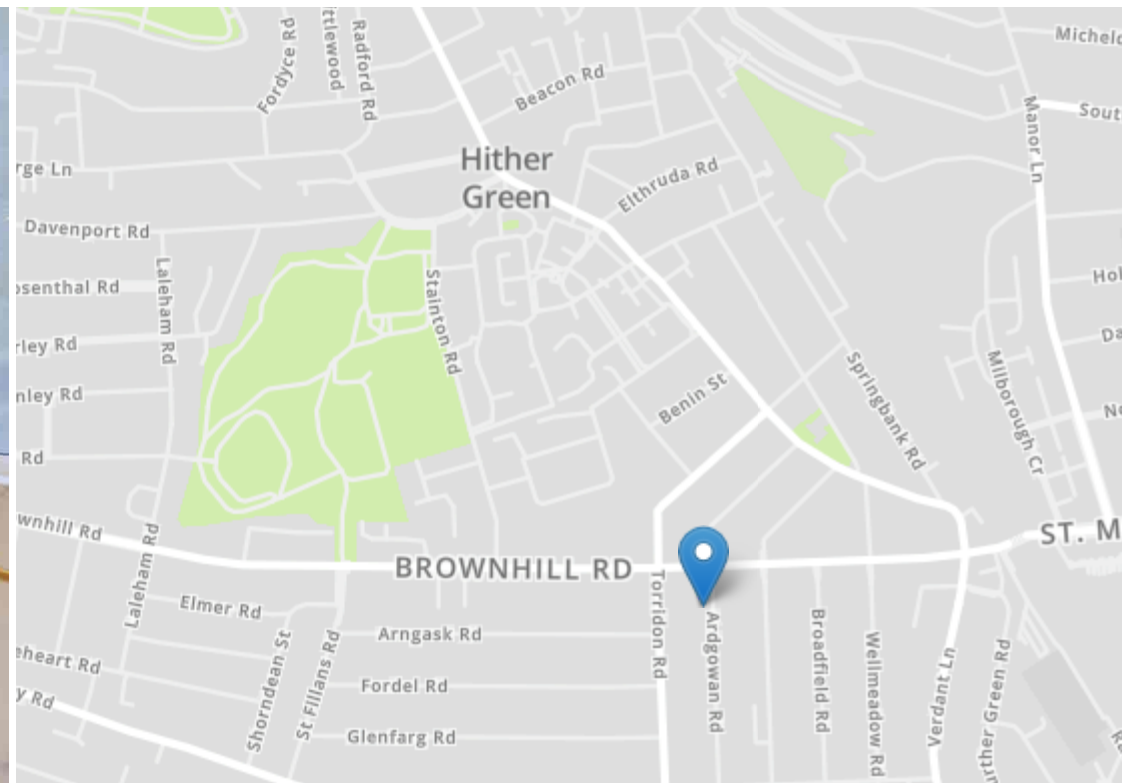
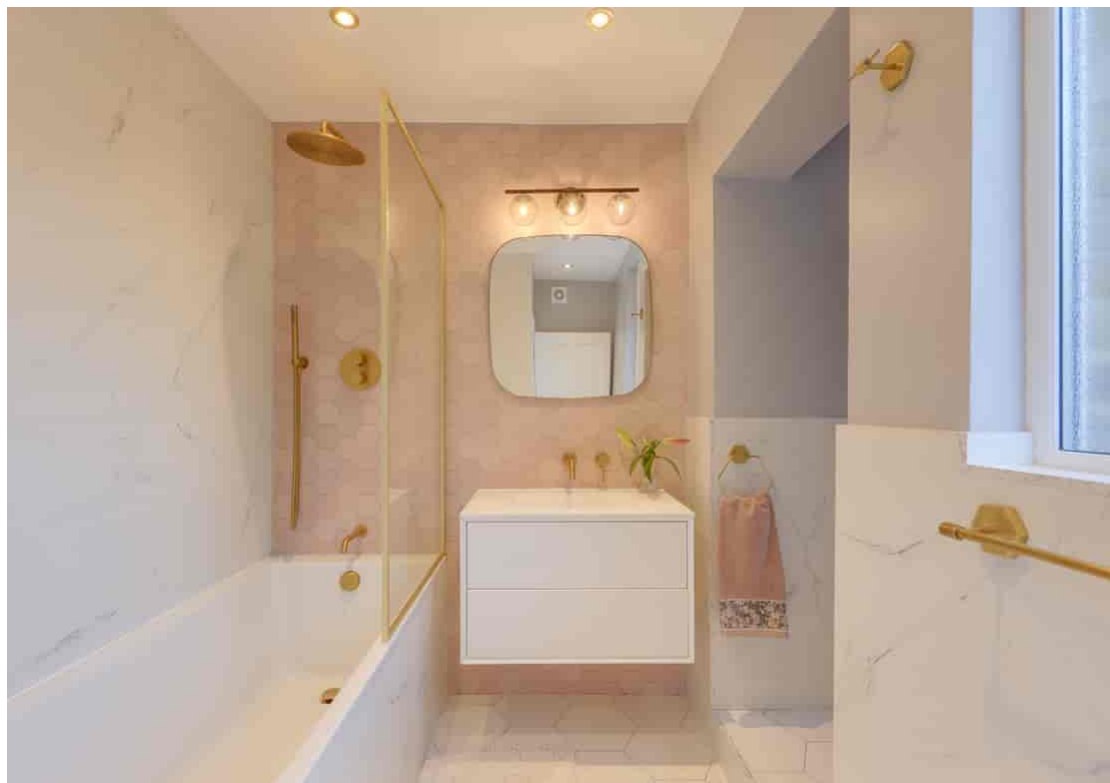












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