

# Stanfords

— sales & lettings —



**£350,000 Leasehold**  
2 bedroom maisonette

Meadowview Road  
Catford

# Read all about it...

A fantastic opportunity to buy a much-updated ground floor maisonette with its own private garden on a residential street on the borders of Beckenham and Sydenham with a view over sports fields and parkland. Having been much improved with new bathroom, kitchen and carpets and decorated throughout this property is perfect to just move in and unpack. Ideally suited for both first-time buyers and a buy-to-let investor. The property has a light and airy feel offering two bedrooms and further benefits from off-street parking. The flat is also being sold vacant & chain-free!

Conveniently located just 0.2 miles from Lower Sydenham station with trains to London Bridge in under 15 minutes, the property provides easy access to various local amenities, including; pubs, restaurants, independent shops. The stunning Beckenham Place Park with its weekly farmers market and Swimming lake is a short walk away - and a must-visit!

**Tenure:** Leasehold (125 years remaining) | **Service Charge:** £0 **Ground Rent:** Peppercorn

## GROUND FLOOR

### Entrance Hall

Pendant light, storage room, laminate flooring.

### Living Room

15' 9" x 10' 5" (4.80m x 3.17m)

Pendant light, double-glazed windows to front, radiator, laminate flooring

### Kitchen

9' 0" x 7' 2" (2.74m x 2.18m)

Spotlights, double-glazed windows to the rear, matching wall and base units, stainless steel sink with drainer and single mixer tap, integrated oven and electric hob, extractor hood, integrated fridge/freezer, laminate flooring

### Bedroom

11' 0" x 10' 5" (3.35m x 3.17m)

Pendant light, double glazed window to rear, radiator, fitted carpet

### Bedroom

9' 10" x 8' 8" (3.00m x 2.64m)

Pendant light, double-glazed windows to front, radiator, fitted carpet

### Bathroom

5' 10" x 4' 11" (1.78m x 1.50m)

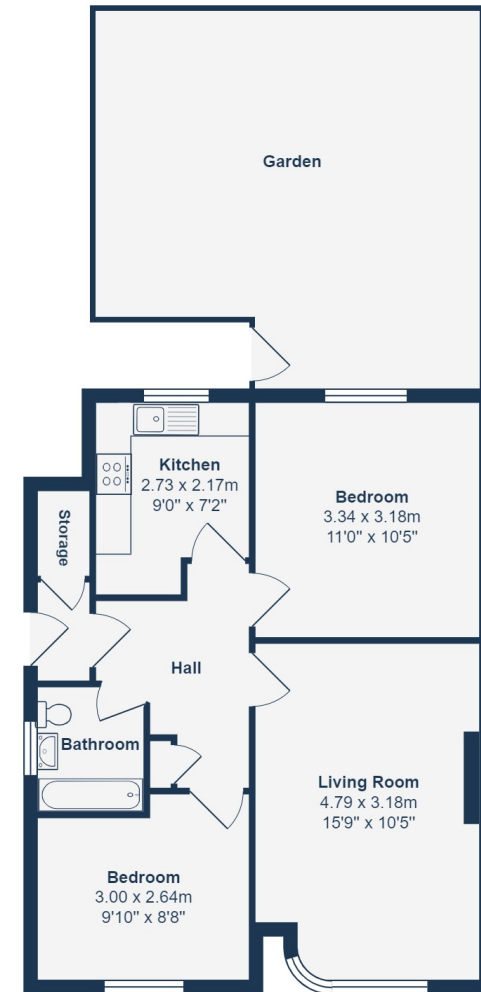
Spotlights, double glazed window to the front, washbasin with vanity unit, panel enclosed bath/shower, W/C, tile flooring

## OUTSIDE

### OUTSIDE

Rear garden: Mature trees and bushes, laid lawn.

Front: Paved in readiness for off street parking



## Ground Floor

Total Area: 50.1 m<sup>2</sup> ... 539 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.

Like what you see?

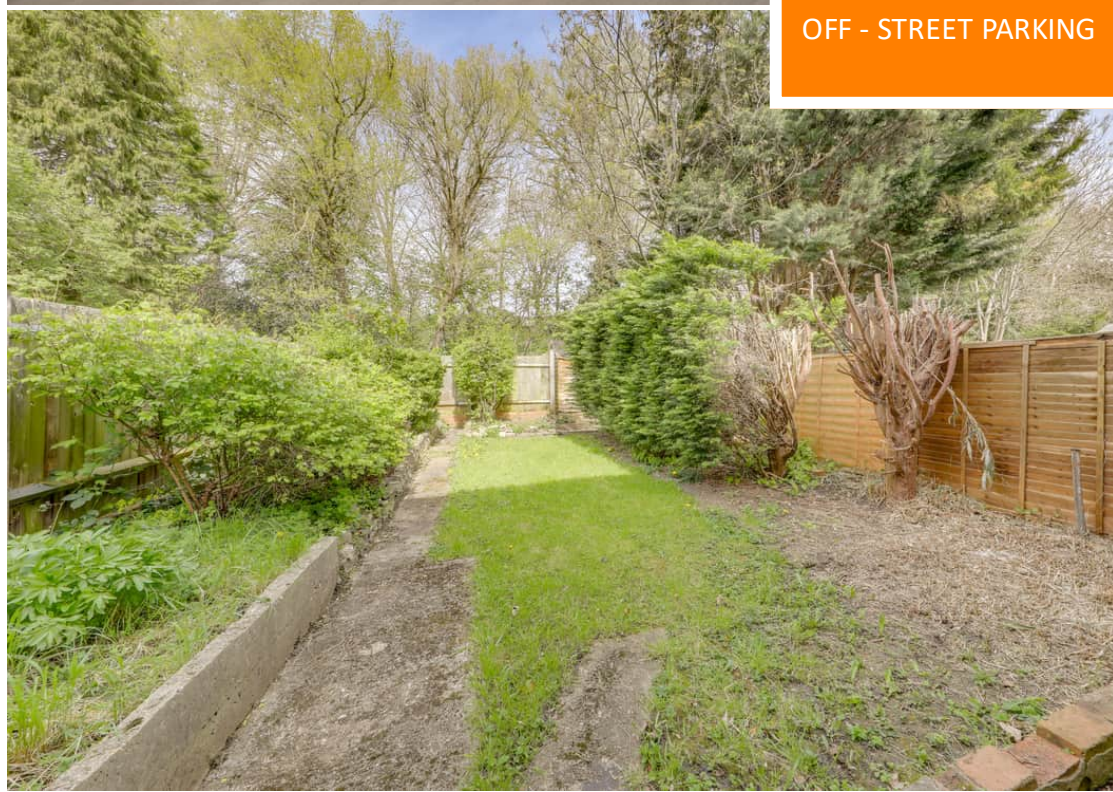
Call 020 8690 3656 or email us at [catford@stanfordstates.london](mailto:catford@stanfordstates.london)  
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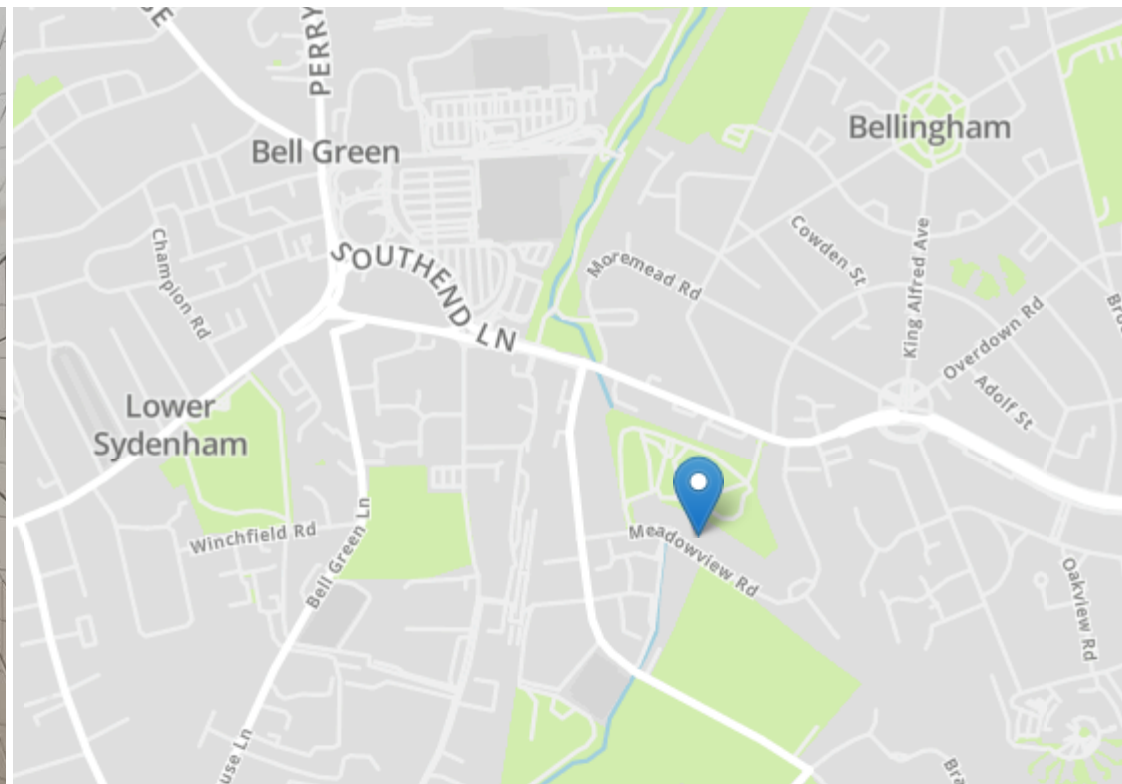
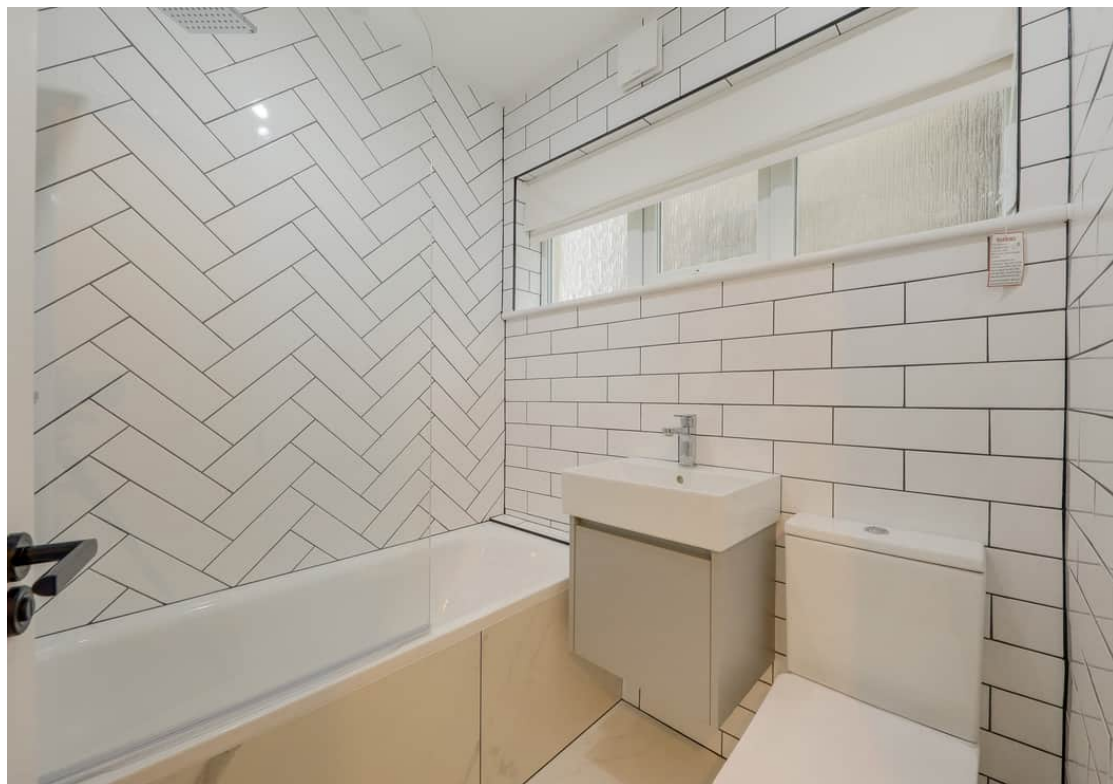
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CHAIN FREE  
TWO BEDROOMS  
OFF - STREET PARKING

GROUND FLOOR FLAT  
PRIVATE GARDEN  
TOTAL AREA -  
539SQFT.





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>		77
(55-68)	<b>D</b>	67	
(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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