

# Stanfords

— sales & lettings —



**Offers in Excess of £375,000**

2 bedroom maisonette

Rutland Walk  
Catford

# Read all about it...

A beautifully maintained split-level Maisonette situated on a peaceful residential cul-de-sac that borders Forest Hill and Catford - an ideal location for first-time buyers.

This pleasant two-bed property features a bright and stylish lounge area and a modern fitted kitchen with built-in appliances and a tasteful three-piece bathroom on the first floor, and two spacious double bedrooms on the second.

The property benefits from excellent proximity to local amenities including shops, restaurants and pubs, and is within 0.7 miles to Catford Station providing a range of commuter services into Central London. There is also access to green space via the Waterway Link. Catford has an increasing range of nightlife options, including some eclectic pubs, a summer roof top bar, restaurants and the beautiful, recently refurbished, Art Deco Catford Broadway Theatre. There is also the popular monthly food market and annual arts trail.

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

## FIRST FLOOR

### Porch

Pendant light, tiled flooring.

### Entrance Hall

Pendant ceiling light, dado rail, wood effect flooring.

### Living Room

15' 2" x 11' 10" (4.62m x 3.61m)

Pendant ceiling lights, double-glazed window to front, radiator, wood effect flooring.

### Kitchen

10' 4" x 6' 9" (3.15m x 2.06m)

Spotlights, double-glazed window to rear, picture rail, matching wall and base units, granite worktops, sink, electric oven, gas hob with overhead fan extractor, integrated dishwasher & washing machine, radiator, wood effect flooring.

### Bathroom

11' 8" x 6' 11" (3.56m x 2.11m)

Spotlights, double-glazed window to rear, walk-in shower, bath, basin with vanity unit, WC, tiled splashback, storage cupboards, heated towel rail, under-floor heating, tiled flooring.

## SECOND FLOOR

### Landing

Pendant ceiling light, double-glazed window to rear, fitted carpet.

### Bedroom

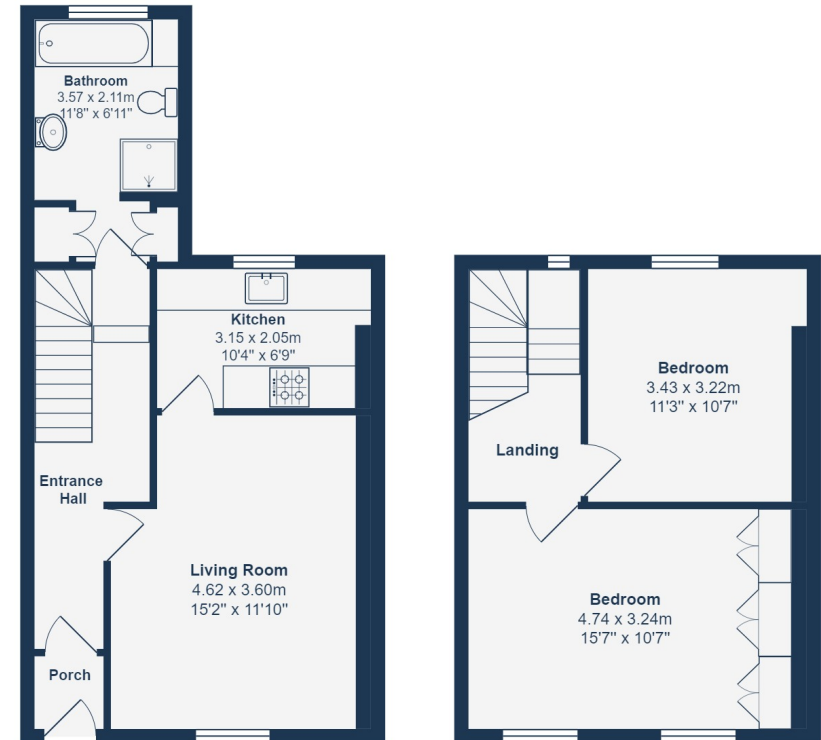
15' 7" x 10' 7" (4.75m x 3.23m)

Pendant ceiling light, double-glazed windows to front, built-in wardrobes, radiator, fitted carpet.

### Bedroom

11' 3" x 10' 7" (3.43m x 3.23m)

Pendant ceiling light, double-glazed window to rear, radiator, fitted carpet.



First Floor

Second Floor

Total Area: 75.1 m<sup>2</sup> ... 808 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) to arrange a viewing or request further information

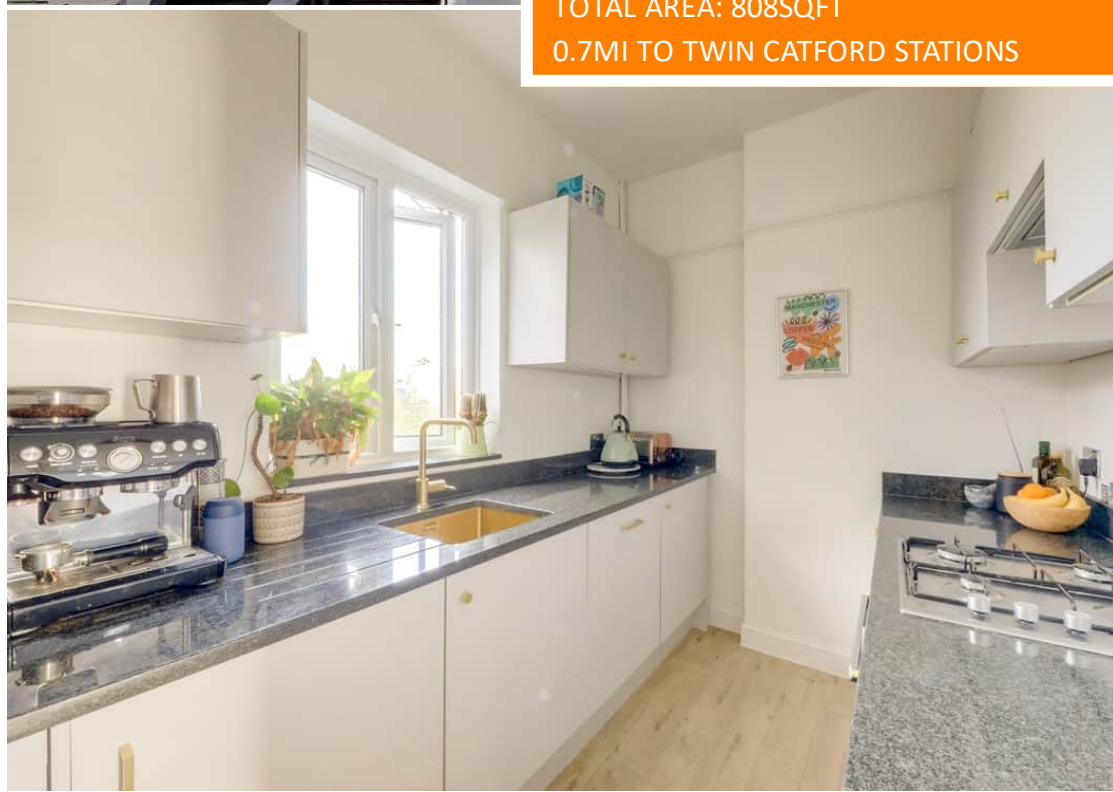
[www.stanfordstates.london](http://www.stanfordstates.london)

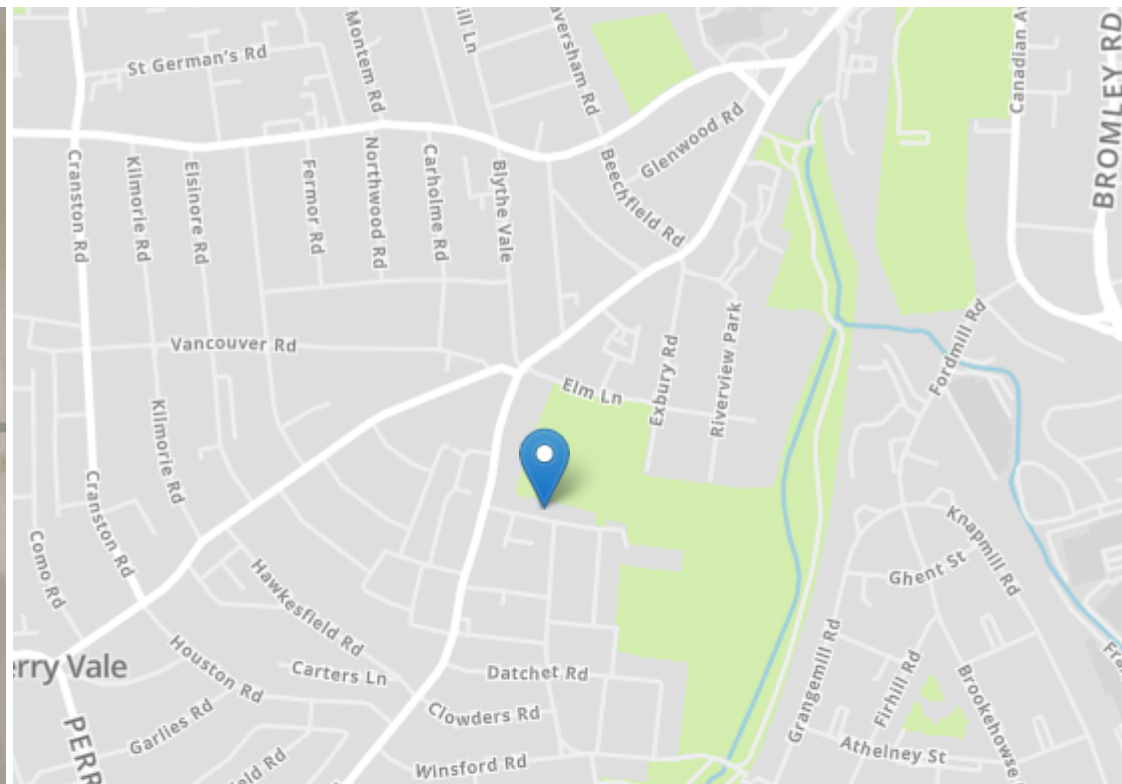


SPLIT-LEVEL MAISONETTE  
TOTAL AREA: 808SQFT  
0.7MI TO TWIN CATFORD STATIONS



2 DOUBLE BEDROOMS  
CLOSE PROXIMITY TO "OFSTED  
OUTSTANDING" SCHOOLS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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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