

Stanfords

— sales & lettings —



£1,800 pcm Freehold
2 bedroom end of terrace house

Aitken Road
Catford

Read all about it...

This lovely period cottage close to the town centre approximately 0.4 miles to Bellingham Station and 0.7 miles from the twin stations at Catford is a perfect home for professionals commuting into London. Internally this house has been much improved and has an open plan 24'7 ground floor providing ample reception space as a lounge and dining area which is further complimented by the modern kitchen space which accesses the garden directly. Upstairs there is a spacious modern bathroom, along with a master bedroom and a double bedroom. This property offers great transport links with Bellingham Station just 0.4 miles away and fantastic commuter services from the twin stations of Catford & Catford Bridge providing access to the City, West End and East London. There are also regular Bus services to Lewisham and Bromley Town Centres.

Available From: 02/11/2024 | **Part Furnished** | **Council Tax Band:** Lewisham Band C

GROUND FLOOR

Lounge/Dining Room

24' 7" x 11' 10" (7.49m x 3.61m)

Two pendant lights, double glazed bay window to front with plantation shutters, double glazed window to rear, built in shelving and cupboard space in alcoves, dado rail, fireplace, radiator, laminate flooring.

Kitchen

9' 2" x 7' 4" (2.79m x 2.24m)

Matching white wall and base units, laminate work surface, stainless steel sink with drainer, tiled splash back, gas hob with over extractor, double oven, space for washing machine and fridge freezer. Spotlights, double glazed window to rear, wall mounted radiator, laminate flooring. Access to storage cupboard. Stable door to courtyard garden.

FIRST FLOOR

Landing

Pendant light, access to storage cupboard, fitted carpet.

Bedroom

11' 5" x 11' 10" (3.48m x 3.61m)

Pendant light, 2 double glazed windows to front with plantation shutters, built in wardrobes and shelving, wall mounted radiator, fitted carpet.

Bedroom

12' 0" x 6' 5" (3.66m x 1.96m)

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

Bathroom

White 3 piece suite, bath with over shower and glass screen, basin and toilet. Spot lighting, double glazed window to rear, part tiled walls, radiator, lino flooring.

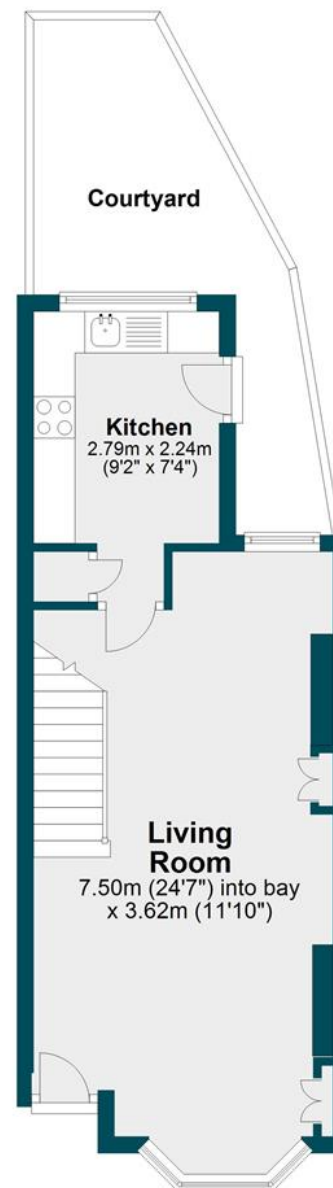
OUTSIDE

Courtyard

Cobbled style paving with mature tree

Ground Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



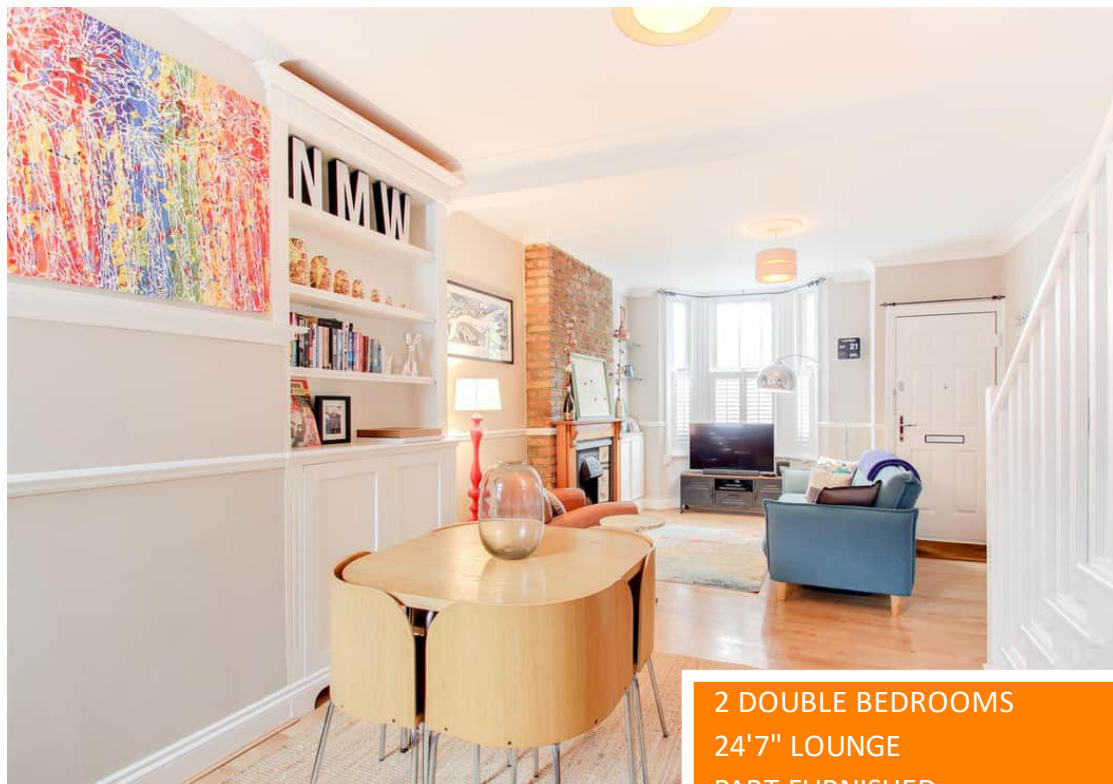
Total area: approx. 63.9 sq. metres (688.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of marketing.
Plan produced using PlanUp.

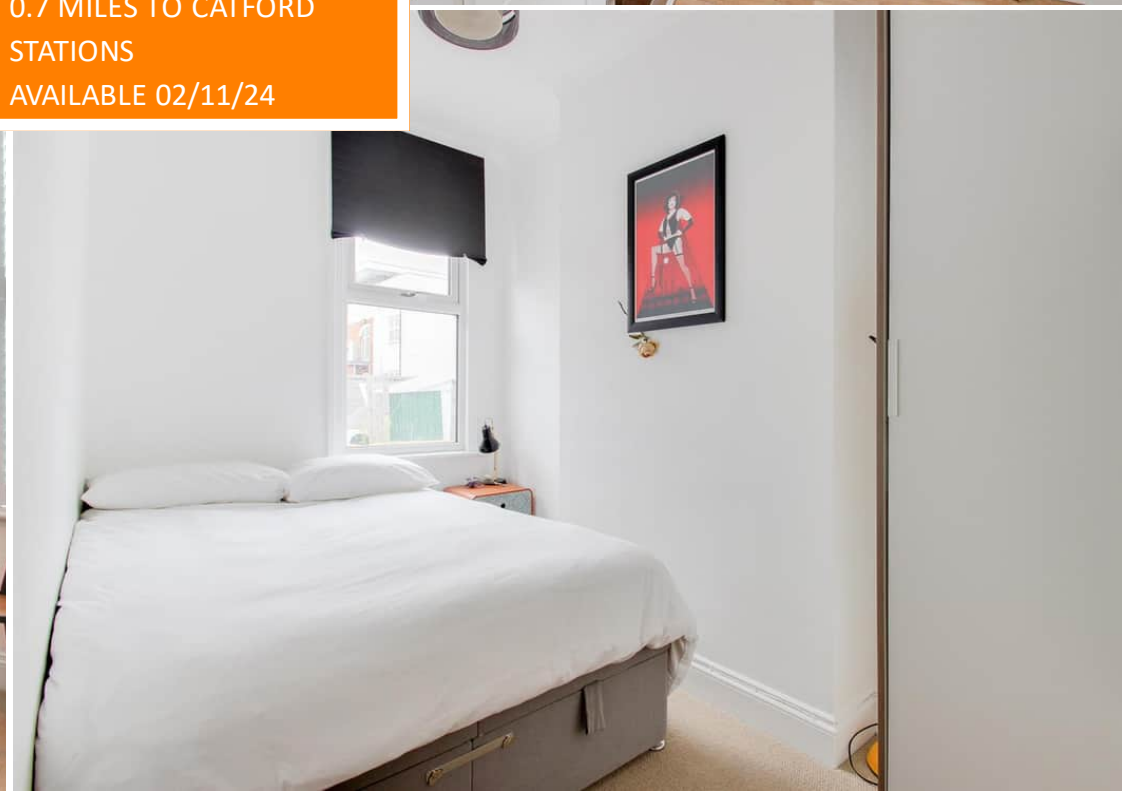
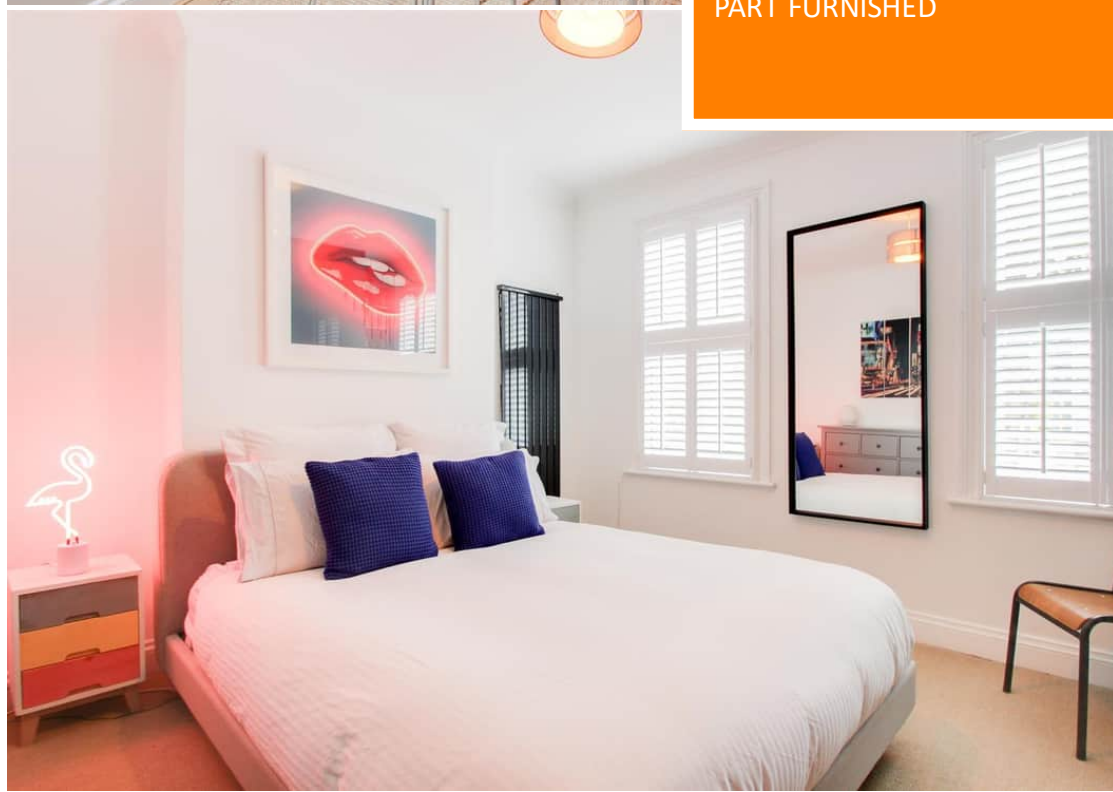
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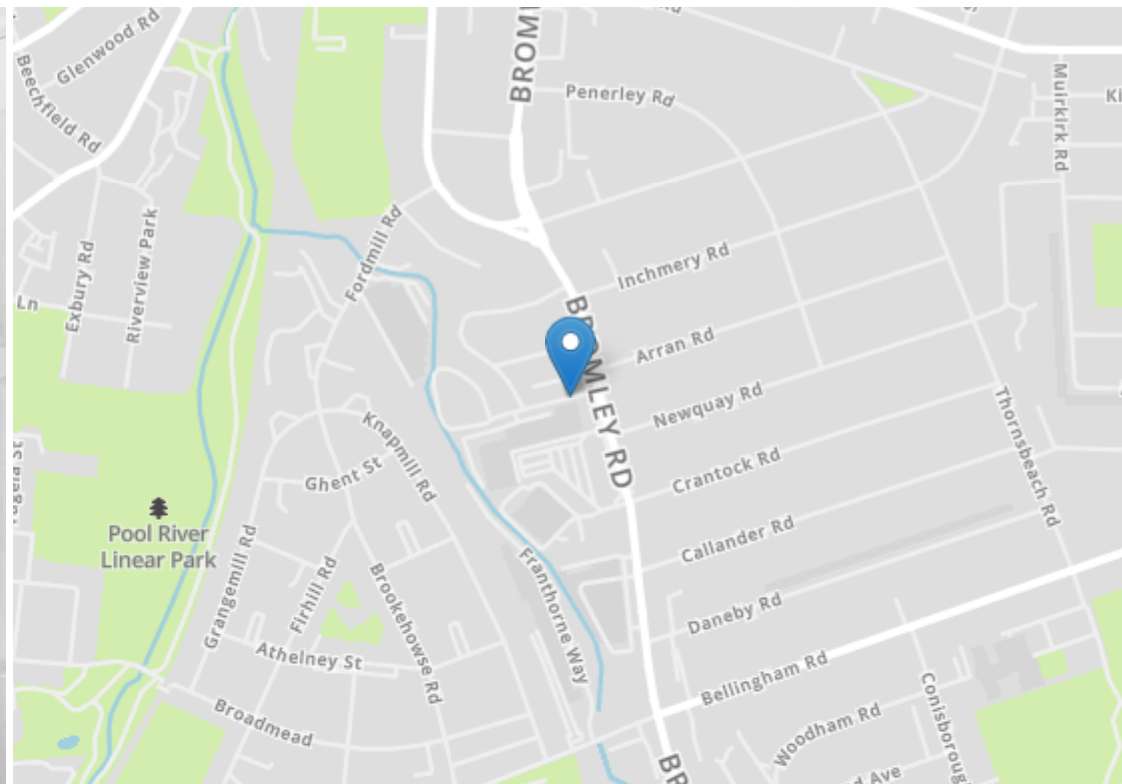
Call 020 8690 3656 or email us at catford@stanfordstates.london to arrange a viewing or request further information

www.stanfordstates.london



2 DOUBLE BEDROOMS
24'7" LOUNGE
PART FURNISHED
0.4 MILES TO BELLINGHAM
STATION
0.7 MILES TO CATFORD
STATIONS
AVAILABLE 02/11/24





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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