

Stanfords  
— sales & lettings —



**£2,000 pcm Leasehold**  
3 bedroom maisonette

154a Brownhill Road  
Catford

# Read all about it...

Available early December and offered unfurnished, this beautifully presented maisonette is set on the first floor of a charming period conversion with its own private entrance and rear garden.

Inside, you'll find a light and spacious hallway leading to a modern bathroom and three well-proportioned bedrooms, with the master bedroom featuring built-in wardrobes for added convenience.

Further along the hallway, the flat boasts a generously sized lounge that opens to a contemporary kitchen, illuminated by dual-aspect windows and offering modern units along with ample dining space. The private garden, accessible directly from the kitchen, features a paved patio and a well-kept lawn, perfect for al fresco dining and lounging in the sun.

Ideally located for those seeking fast transport links and a vibrant local community, this flat is situated within a mile of Hither Green and Catford Twin Stations, providing frequent bus and rail connections to Central London and beyond. The local area offers a diverse selection of shops, supermarkets, and exciting places to eat and drink, alongside essential amenities like a GP practice, dentist, and a 24-hour PureGym, all within walking distance. The beautiful open spaces of Mountsfield Park are also just a stone's throw away.

**Council Tax:** Lewisham band C

## FIRST FLOOR

### Lounge

14' 0" x 11' 10" (4.27m x 3.61m)

Double-glazed windows, inset ceiling spotlights, built-in alcove cabinet and shelving, radiator, wood flooring.

### Kitchen

14' 5" x 12' 1" (4.39m x 3.68m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, gas hob and extractor hood, combi boiler, radiator, tile flooring.

### Bedroom

13' 0" x 12' 9" (3.96m x 3.89m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, cast iron fireplace, built-in wardrobes, radiators, fitted carpet.

### Bedroom

12' 9" x 12' 4" (3.89m x 3.76m)

Double-glazed windows, ceiling light, radiator, fitted carpet.

### Bedroom

9' 5" x 6' 10" (2.87m x 2.08m)

Double-glazed windows, plantation shutters, inset ceiling spotlights, cast iron fireplace, radiator, fitted carpet.

### Bathroom

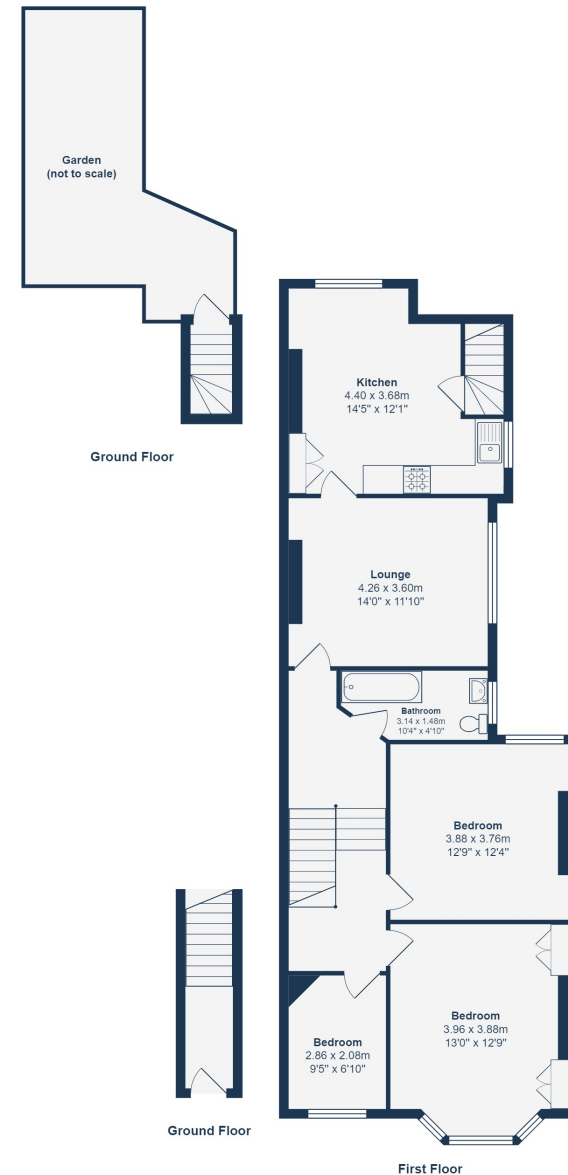
10' 4" x 4' 10" (3.15m x 1.47m)

Double-glazed windows, inset ceiling spotlights, bathtub with shower, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

Paved patio leading to lawn.



Total Area: 96.3 m<sup>2</sup> ... 1037 ft<sup>2</sup> (excluding garden)

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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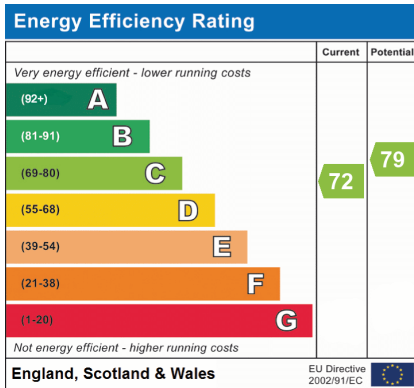
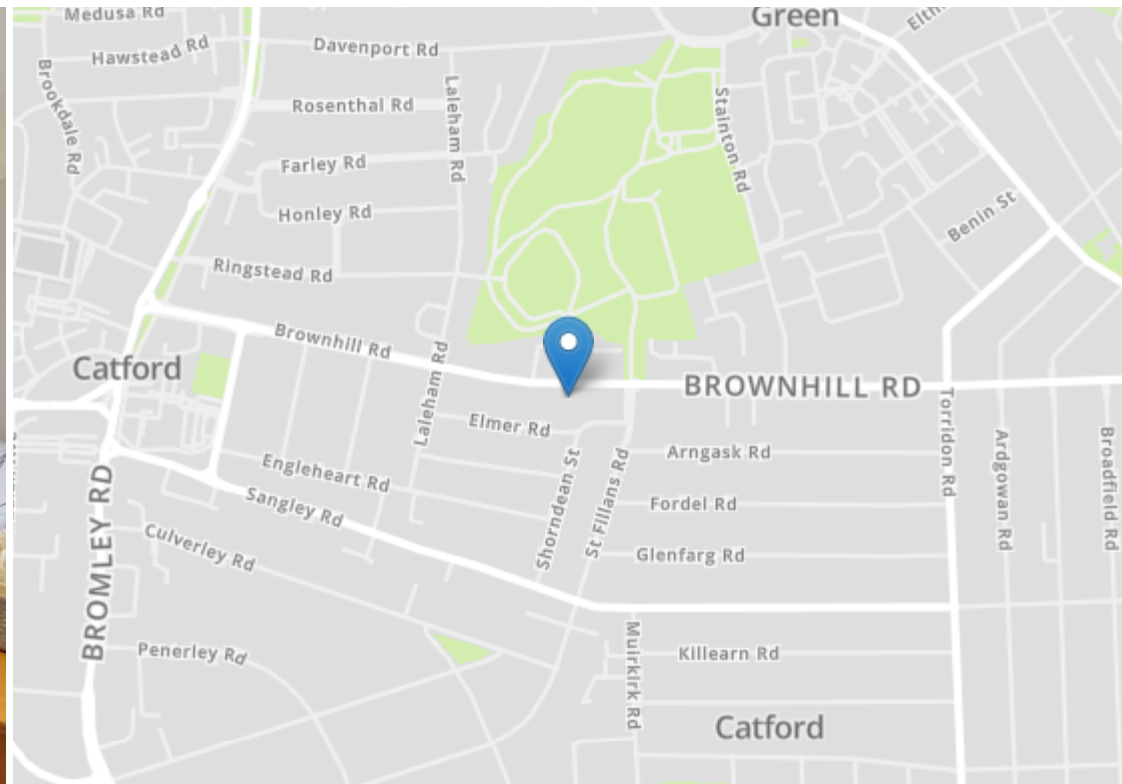
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PRIVATE GARDEN

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UNFURNISHED  
GREAT TRANSPORT LINKS





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