

# Stanfords

— sales & lettings —



**Guide Price £400,000 Share of Freehold**

2 bedroom flat

Barmeston Road  
Catford



# Read all about it...

Bright, spacious, and beautifully presented, this two-bedroom ground floor flat, part of a converted semi-detached Victorian home, offers comfortable living with the added bonus of a private south-facing garden — ideal for relaxing or entertaining outdoors. Perfect for those seeking a move-in-ready home.

Inside, a welcoming entrance hall with a handy storage cupboard leads through to a generous reception room, filled with natural light and offering plenty of space for both dining and unwinding. The lounge seamlessly connects to a sleek, modern kitchen which leads out to the private garden. To the front of the property, a large double bedroom features charming bay windows, while a second bedroom provides versatility for guests or working from home. A stylish bathroom completes the interior. The property also benefits from side access.

Situated within easy reach of both Catford and Bellingham stations, the property enjoys excellent transport links to Central London. The surrounding area offers a fantastic mix of amenities, including independent shops, supermarkets, a 24-hour gym, and a great selection of cafés and restaurants. Green open spaces such as Beckenham Place Park and the scenic Waterlink Way are nearby, providing the perfect escape for walking, running, or cycling.

**Tenure:** Share of Freehold | **Council Tax:** Lewisham band C

## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, storage cupboard, wood flooring.

### Living Room

3.49m x 3.66m (11' 5" x 12' 0")  
Double-glazed window, pendant ceiling light, radiator, wood flooring.

### Kitchen

3.49m x 2.37m (11' 5" x 7' 9")  
Double-glazed window and door to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, integrated dishwasher, fridge/freezer, microwave, oven, hob and extractor hood, plumbing for washing machine, wood flooring.

### Bedroom

4.43m x 4.87m (14' 6" x 16' 0")  
Double-glazed bay windows, pendant ceiling light, radiator, fitted carpet.

### Bathroom

2.82m x 1.42m (9' 3" x 4' 8")  
Ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

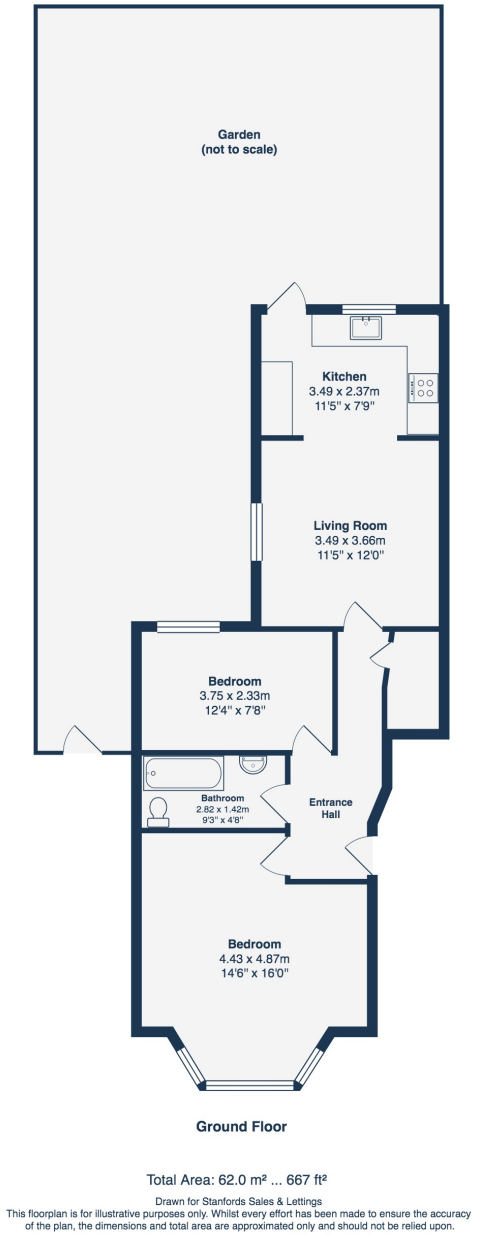
### Bedroom

3.75m x 2.33m (12' 4" x 7' 8")  
Double-glazed window, pendant ceiling light, radiator, fitted carpet.

## OUTSIDE

### Garden

South facing garden, access via kitchen and side gate.



Like what you see?

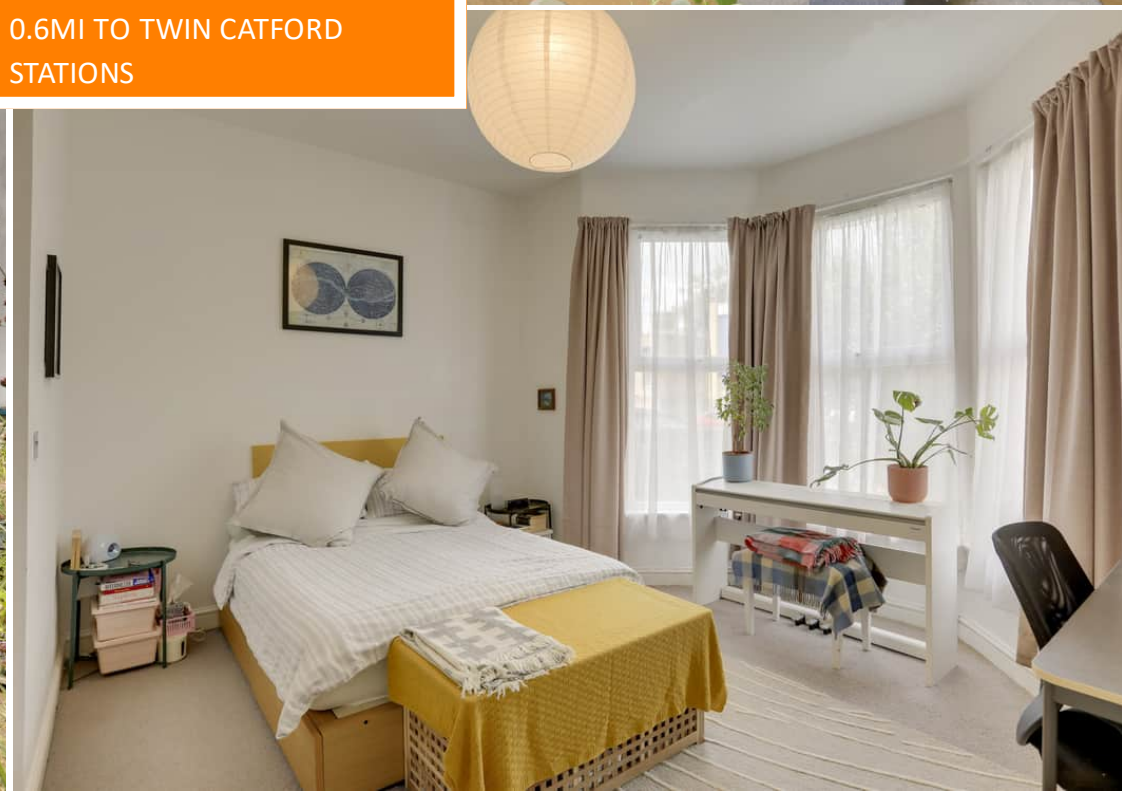
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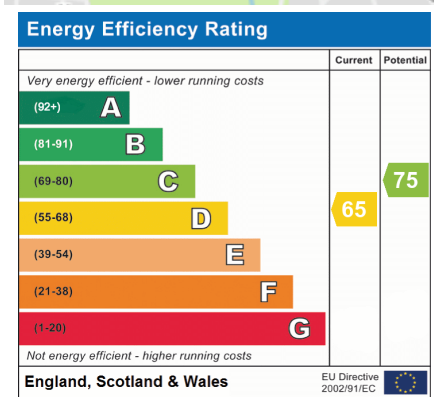
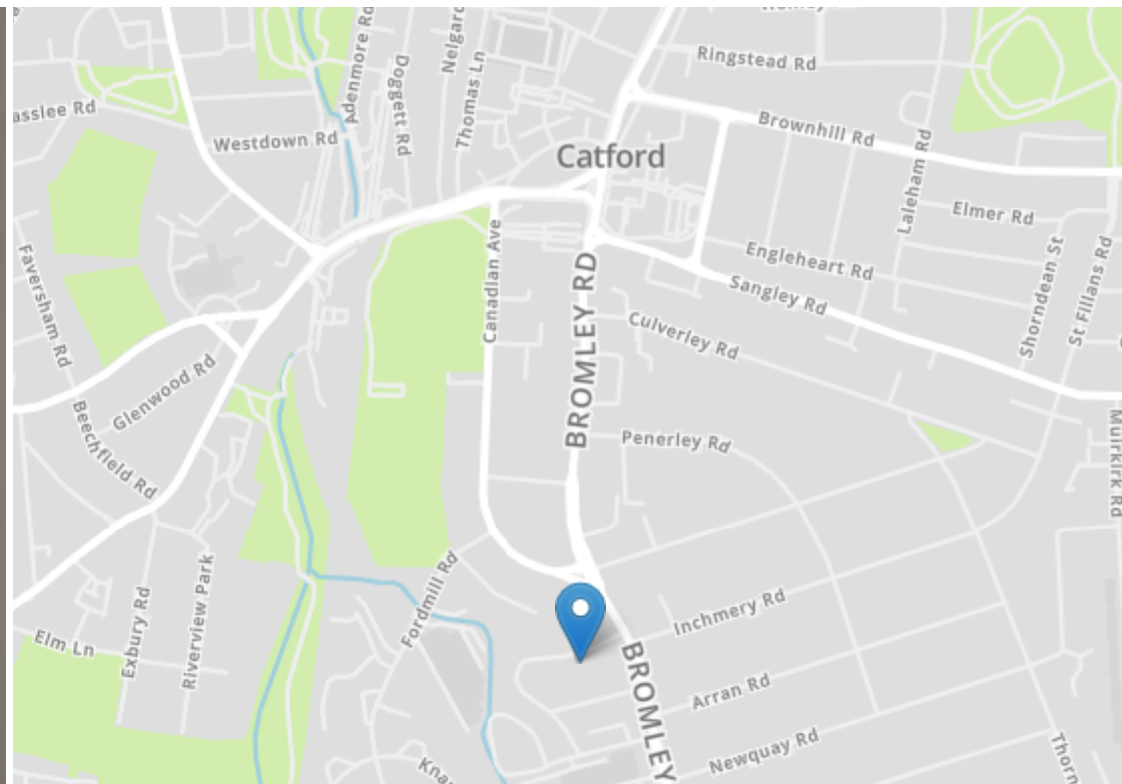


GROUND FLOOR FLAT  
PRIVATE GARDEN  
0.5MI TO BELLINGHAM STATION

SHARE OF FREEHOLD  
LIGHT & MODERN INTERIORS  
0.6MI TO TWIN CATFORD STATIONS







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