

Stanfords

— sales & lettings —



£2,000 pcm Not Applicable

3 bedroom flat



Ravensbourne Park
Catford

Read all about it...

Situated on Ravensbourne Park is this fabulous, recently refurbished flat with 3 good-sized bedrooms; a modern fitted kitchen with composite work surfaces and built in appliances; an architecturally-designed, bright, spacious lounge room with multiple access to the private, low- maintenance, landscaped garden with plenty of space to enjoy the sun.

The property has a private entrance in a substantial 4-storey Victorian building, with a Sainsbury's Local on your doorstep and just around the corner from plenty of public green spaces, including the wonderful Blythe Hill Fields and Ladywell Fields.

Being a short distance from the twin stations of Catford & Catford Bridge it's brilliant for the London commute, with direct links to Cannon Street; Charing Cross; Denmark Hill; London Bridge, or across into Farringdon; Kings Cross St Pancras and Luton Airport plus easy access into Canary Wharf.

Unfurnished | Available from: 06/05/2023 | Council Tax: Lewisham Band C

GROUND FLOOR

Entrance Hall

Pendant light, solid wood flooring

Kitchen

9' 7" x 9' 0" (2.92m x 2.74m)

Open plan to lounge and fully fitted kitchen with matching wall and base units with quality integrated appliances, including fridge freezer, electric oven and gas hob. Inset stainless steel sink unit into solid composite work surfaces with tiled splash backs, double-glazed window to side, solid wood floor.

Lounge

16' 6" x 14' 10" (5.03m x 4.52m)

Substantial bright room with sliding doors to garden further double doors to rear, and door to front side return. Skylights. Solid wood floor, radiators.

Bedroom

13' 6" x 13' 2" (4.11m x 4.01m)

Measured into the front bay, radiator and carpet as laid

Bedroom

13' 8" x 12' 1" (4.17m x 3.68m)

Built-in wardrobes and storage, double-glazed french-style doors to garden, radiator, carpet as laid

Bedroom

12' 8" x 6' 7" (3.86m x 2.01m)

Double-glazed window to side, radiator, carpet

Bathroom

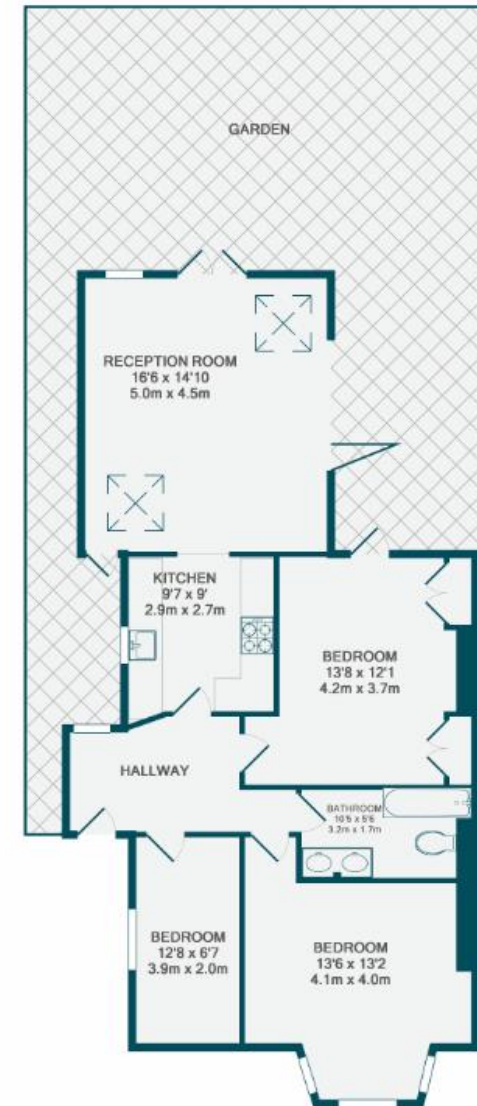
10' 6" x 5' 6" (3.20m x 1.68m)

Fitted 3-piece white suite of panel-enclosed bath with shower over and shower screen, large his and hers sink unit with cupboards below and a mirrored cabinet over, low level WC, tiled walls and heated towel rail

Garden

Spacious decked area, astroturf lawn and shrub borders.

STANFORD
ESTATES



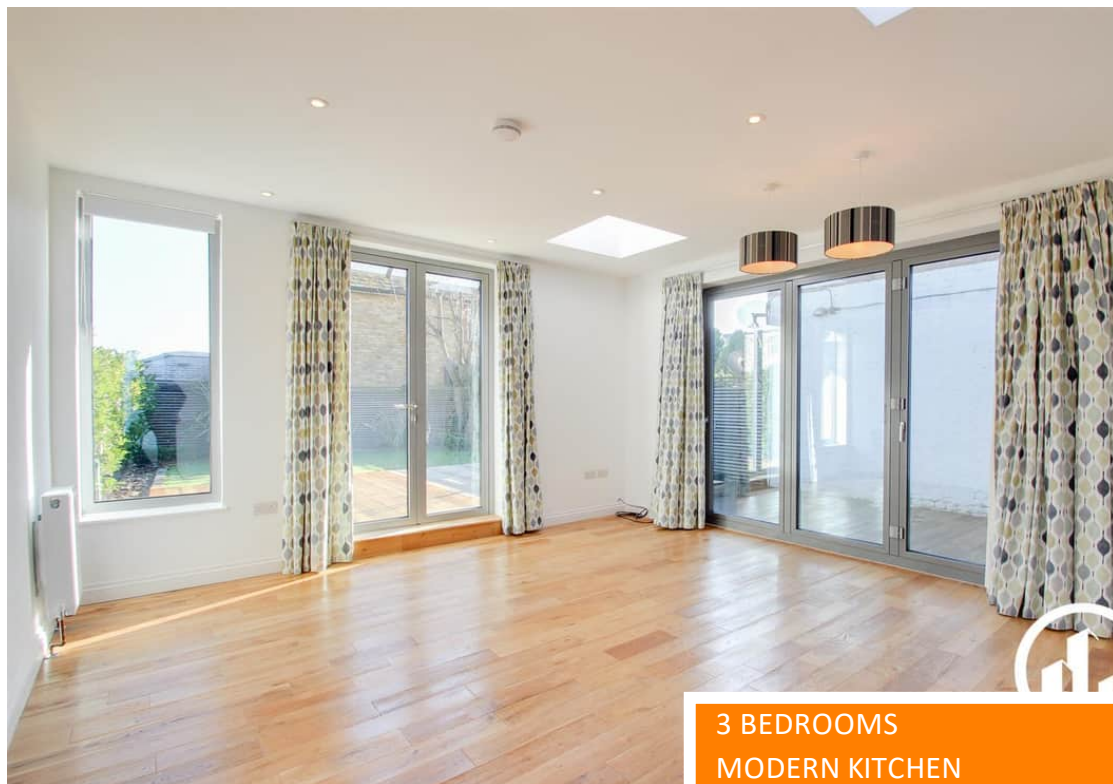
TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been noted and no guarantee as to their operability or efficiency can be given.
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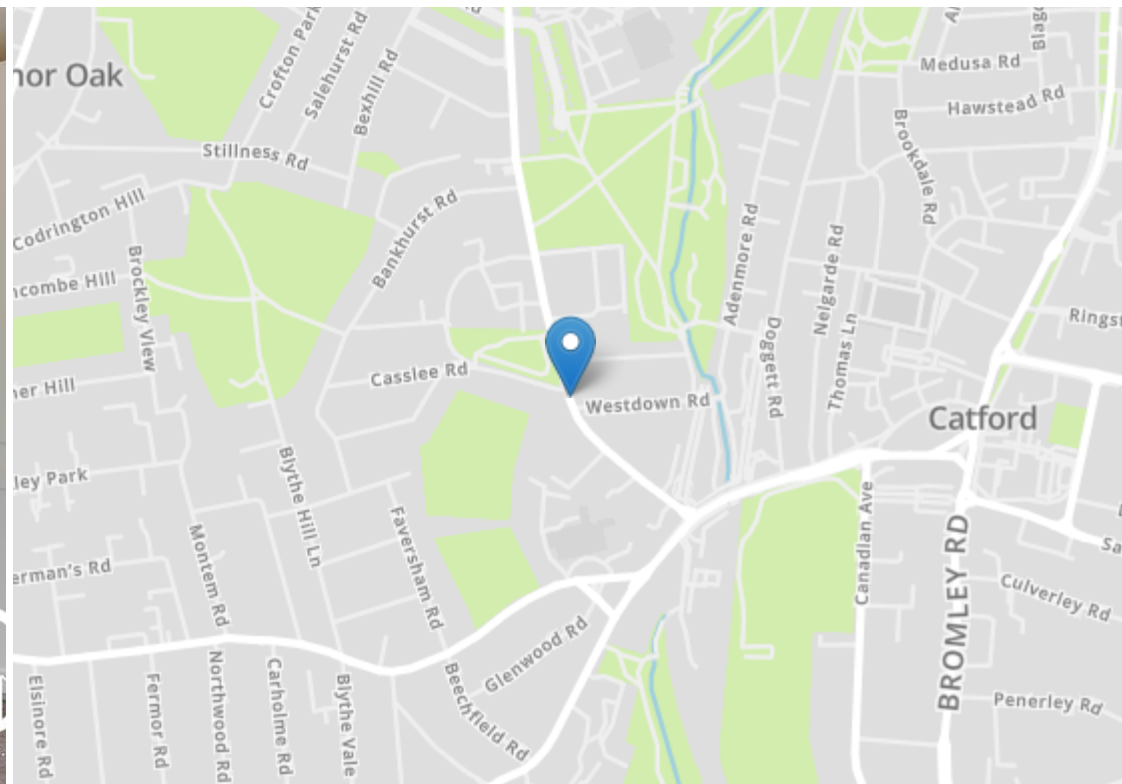
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3 BEDROOMS
MODERN KITCHEN
AVAILABLE 06/05/2023

PRIVATE GARDEN
0.1 MI TO TWIN CATFORD
STATIONS
UNFURNISHED





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(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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