


# Stanfords

— sales & lettings —



 **£1,500 pcm**  
1 bedroom flat

84A Albacore Crescent  
London

## Read all about it...

Stanford Estates are pleased to bring this spacious ground floor garden flat to the rental market. In an ideal location within 1/2 a mile walking distance of Ladywell Station and on the door step of Ladywell Fields. Internally the property is well presented with a 16' kitchen/diner with integrated appliances and large french doors overlooking the private garden to the rear. The bathroom is a white suite and the lounge and bedroom are well decorated with hard wood floor in the lounge.

A quick walk across the fields to the station in the morning, will bring you to Ladywell Village and the local Patisserie/Cafe Le Delice for Sunday morning lazy breakfasts or first thing weekday coffee shop. Catford Town Centre is a similar distance with the added benefit of Thameslink services to Elephant & Castle and Blackfriars.

### GROUND FLOOR

#### Communal Entrance

#### Hallway

#### Lounge

Sash bay window to the front, hard wood flooring, radiator

#### Bedroom

Window overlooking garden, carpet, radiator, set of drawers integrated into chimney breast.

#### Bathroom

White Suite of panel enclosed with shower over and curtain rail, low level WC and wash hand basin. Tiled surround, tile floor, window to side.

#### Kitchen/Diner

16' kitchen diner with fitted wall and base units, oven, hob and hood. Wall mounted combi boiler, radiator, window to side, double doors with side panels to garden.

#### Garden

Private garden mainly laid to lawn with large paved patio area, side access to front.

STANFORD  
ESTATES



TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.0 SQ.M.)

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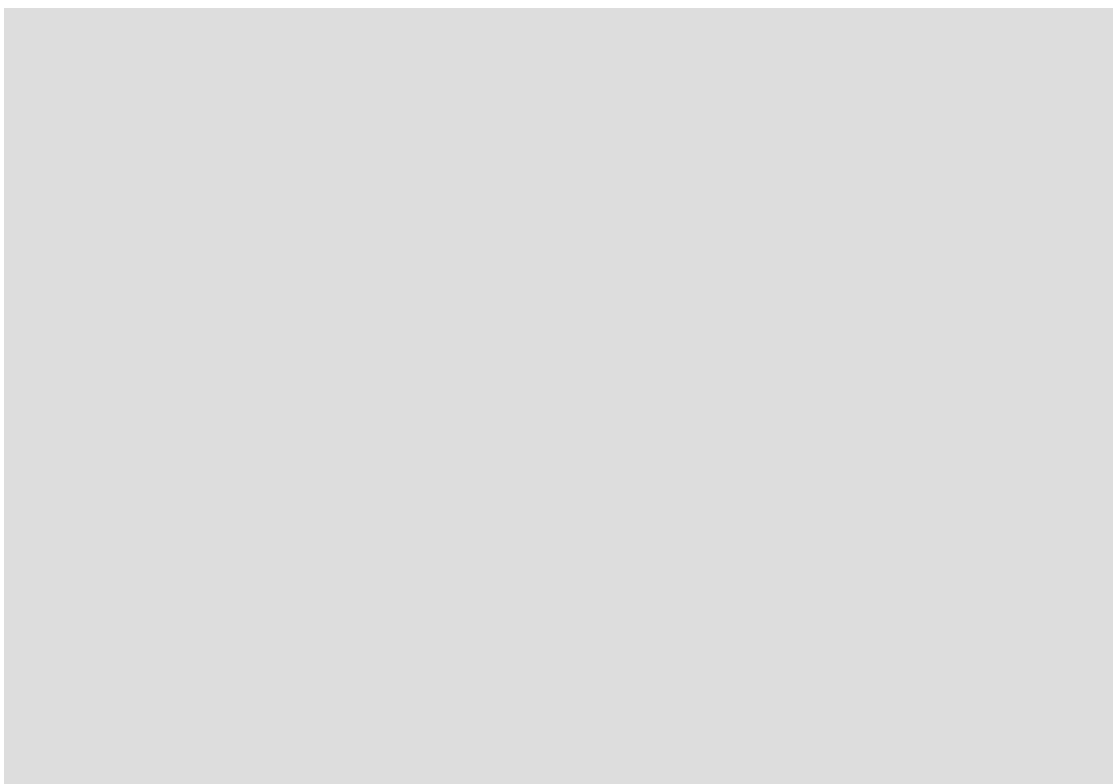
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16' KITCHEN DINER  
MODERN FITTED BATHROOM  
PERIOD FLAT

PRIVATE GARDEN  
0.5 MILES FROM LADYWELL &  
CATFORD  
ONE BEDROOM





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