



STANFORD

ESTATES

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2 bedroom

£1,500 Per month

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 December 17th.

Approx floor area: 688.00 sq ft

- Available Mid December
- 0.4 miles to Bellingham Station
- 0.7 miles to Catford Stations
- 2 Double Bedrooms
- Unfurnished
- 24'7" Lounge

To arrange a viewing please call us on: **020 8690 3656**



Ground Floor

Approx. 31.9 sq. metres (343.2 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.

First Floor

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



GROUND FLOOR

Lounge/Dining Room

24'7" x 11'10"

2 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"

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"

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

Bedroom

12' x 6'5"

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

Bathroom

5'8" x 7'4"

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

Courtyard

Cobbled style paving with mature tree

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

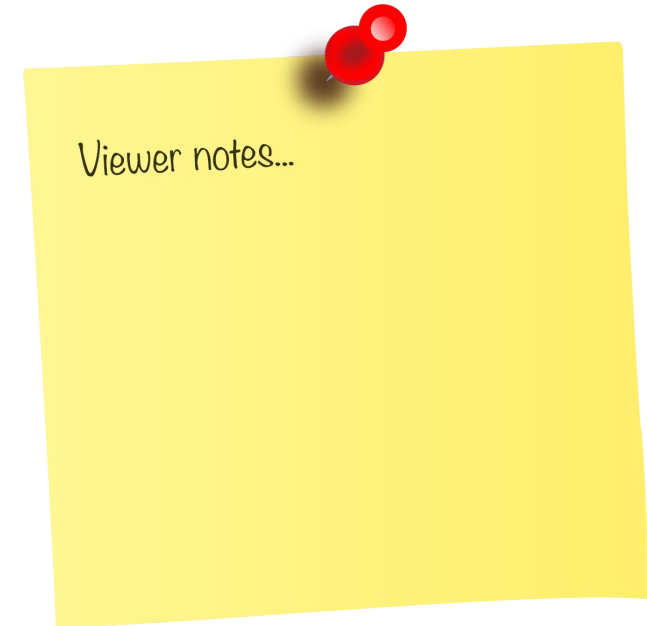
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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