

The logo for Stanford Estates, featuring the word "STANFORD" in a serif font with a stylized building icon inside the letter "O".

STANFORD

— ESTATES —

[www.stanfordestates.london](http://www.stanfordestates.london)

2 bedroom

£1,400 Per month

Ringstead Road, Catford



# Read all about it...

A lovely first floor flat on a quiet road close to Mountsfield Park and just over half a mile from the twin Stations at Catford. The property has been much improved and benefits from an open-plan kitchen lounge with fitted appliances and a modern bathroom with white suite. The main bedroom is a fabulous large space with bay window to the front and the second bedroom is a also a good sized double room.

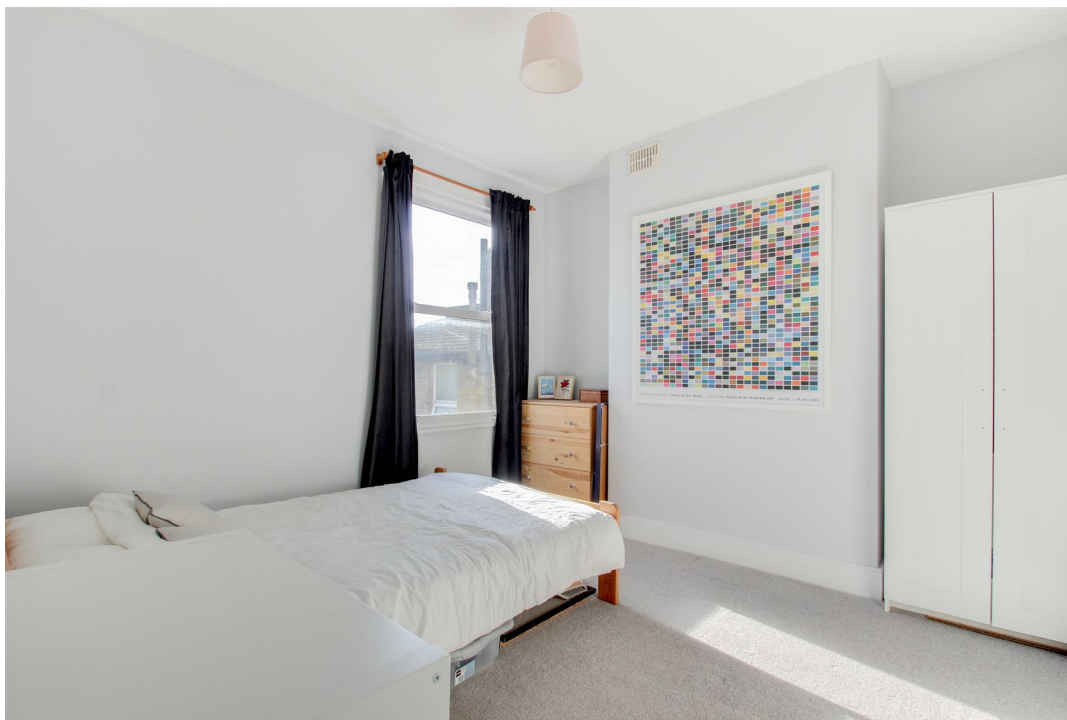
The location is very accessible with main bus routes to the DLR in Lewisham and Catford Stations provide regular services to London Bridge, Blackfriars, Farringdon and Cannon Street.

The property is available January 2020 and is offered to the rental market furnished.

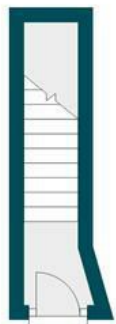
Approx floor area: 752.00 sq ft

- First Floor Flat
- 0.6 miles to Catford Stations
- Open Plan Kitchen/Lounge
- Furnished
- 2 Double Bedrooms
- Available mid January

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



**Ground Floor**  
Approx. 3.0 sq. metres (32.1 sq. feet)



**First Floor**  
Approx. 66.9 sq. metres (720.3 sq. feet)



Total area: approx. 69.9 sq. metres (752.3 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.

## GROUND FLOOR

### Entrance Hall

Stairs leading to the first floor.

## FIRST FLOOR

### Landing

Pendant lights, spotlights, skylights, built-in storage, radiator, fitted carpet.

### Kitchen/Lounge

21'7" x 10'10"

Lounge: Spotlights, two pendant lights, wall lights, ceiling rose, double glazed bay window to rear, double glazed sash window to side, radiator, engineered wood flooring.

Kitchen: Matching wall and base units, ceramic sink, gas hob, extractor, solid wood worktop, tiled splashback, built-in freezer/fridge, washing machine, dishwasher, microwave and oven.

### Bedroom

14'9" x 17'1"

Pendant lights, ceiling rose, square bay double glazed sash window to front, three radiators, fireplace marble hearth, engineered wood flooring.

### Bedroom

11'7" x 10'10"

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

### Bathroom

Spotlights, white three piece suite, bath with overhead shower attachment, glass screen and tiled surround, basin vanity unit + tiled splashback, WC, heated towel radiator, tiled flooring.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	81
England & Wales		
EU Directive 2002/91/EC		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	76	82
England & Wales		
EU Directive 2002/91/EC		





Viewer notes...



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