



Felday Road, London, SE13 7HJ

- Guide Price £400,000-£425,000
- Kitchen / Reception Room
- Lease 150 years
- Catford Bridge Station 0.6 miles
- Ladywell Fields 0.1 miles

- Two Double Bedrooms
- First Floor Apartment 67m2
- Ladywell Station 0.5 miles (through the park)
- Catford Station 0.7 miles
- EPC E

Guide Price £400,000 to £425,000



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Guide Price £400,000-£425,000. A beautifully presented two-bedroom Victorian first-floor conversion flat with two wonderful double bedrooms and a kitchen / reception room.

Brimming with natural light, the home has striking bay windows and high ceilings that enhance both its spacious feel and period character. The heart of the home is the open-plan kitchen and dining area, which blends style and practicality—complete with sleek high-gloss white cabinetry, integrated appliances, good worktop space, and a breakfast bar, ideal for casual meals or your morning coffee.

The property has two double bedrooms, with the first being nearly 5m into the front bay, and the second over 4m deep. The bright, modern bathroom combines comfort and functionality.

The interiors have been carefully maintained, successfully marrying traditional charm with contemporary finishes throughout. There is also a loft room, with a loft ladder giving access for extra storage.

This wonderful apartment would make an ideal purchase for first-time buyers, professionals, or investors alike seeking a characterful home in vibrant South East London.

Lease: 150 years remaining. No Ground Rent paid. New boiler.

Contact the Sales Team at Hunters Catford today to arrange your viewing.

Ladywell Station 0.5 miles through the park: Trains as Catford Bridge Station
Catford Bridge Station 0.6 miles: Trains to London Bridge, Cannon Street & Charing Cross
Catford Station 0.7 miles: Trains to Blackfriars, Farringdon & St Pancras.

Catford Town Centre - 0.4 miles: Tesco, high street shops, Broadway Theatre.
Ladywell Fields – 0.5 miles : A riverside park with walking paths, sports pitches, cycle routes, and a playground
Ladywell Village – 0.6 miles: A charming stretch of independent cafes, a patisserie, delicatessen, and local shops inc Ladywell Tavern
Lewisham Park & Mountsfield Park - 0.6 miles: Leafy retreats perfect for picnics and casual strolls.

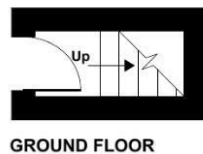
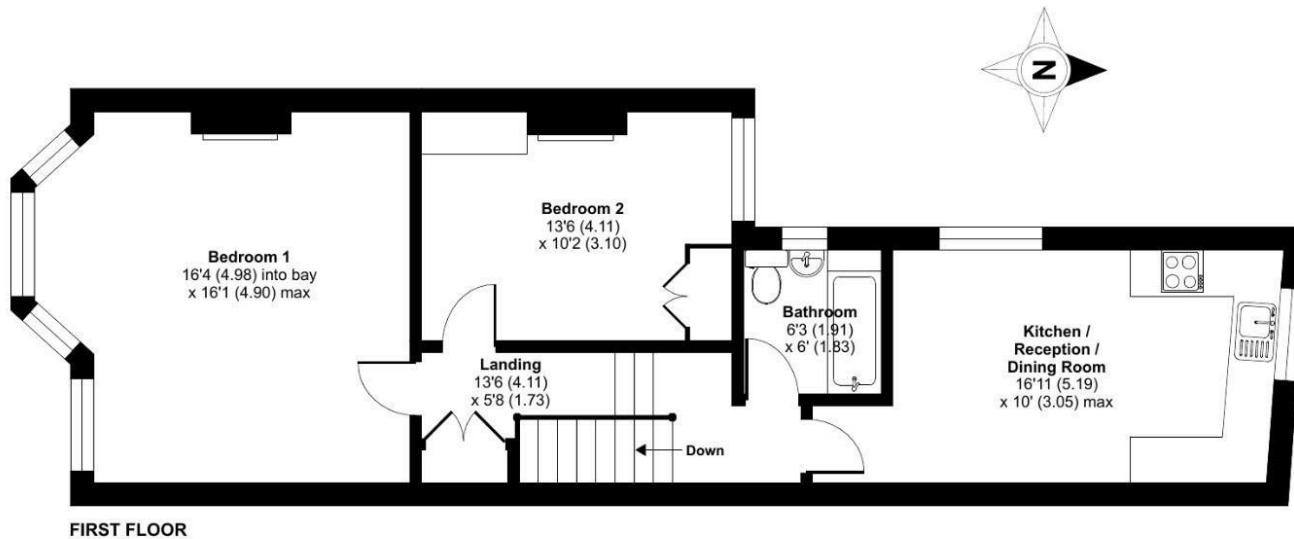




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Approximate Area = 721 sq ft / 67 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters. REF: 1303051

Viewings

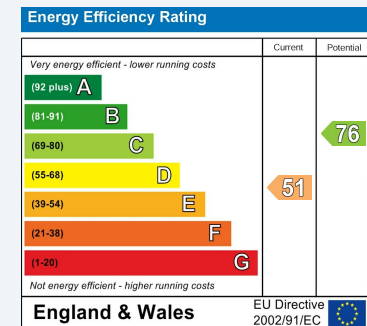
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.