



**Meadowview Road, Catford**

Asking Price £325,000



## Property Summary

A stunning two bedroom 1930s purpose built maisonette with a PRIVATE GARDEN and 140 year lease offered to the sales market by Propertyworld. This fabulous first floor flat benefits from its own front door, large LOFT, excellent decor and beautifully proportioned accommodation throughout with fabulous natural light. A first time buyer's dream, we expect strong interest.

Meadowview Road is a popular residential street of 1930s maisonettes, two mins from Lower Sydenham mainline station, with easy access into Beckenham, Catford, and surrounded by green spaces and amenities.

The details include: You enter into an attractive and bright entrance hall that has loft access storage. Ahead is the gorgeous lounge with views over the large rear garden, with laminate floor. The kitchen is modern, fitted and recently upgraded with an extensive range of high gloss white fronted wall and base units, tiled floor, spotlights, built-in oven, hob, and dishwasher. It has dual aspect windows providing maximum light. There are two bedrooms - the master benefits from a bay window - both beautifully presented. There is a modern bathroom with white three piece suite and shower over the bath. The PRIVATE REAR GARDEN is a fabulous size with a shed and mature lawn to centre. Further benefits include: 140 year lease, combi WORCESTER BOSCH boiler, no service charge, affordable ground rent, double glazing and much more. Be the first view by calling Propertyworld on 0208 488 0011. EPC rating is C. Council tax band is B.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two bedroom maisonette
- 1930s top floor
- Private GARDEN
- Excellent condition
- Ideal first time buy
- Super location
- Flooded in light
- Long lease (140 yrs)
- Large LOFT
- Council tax is C, EPC is B

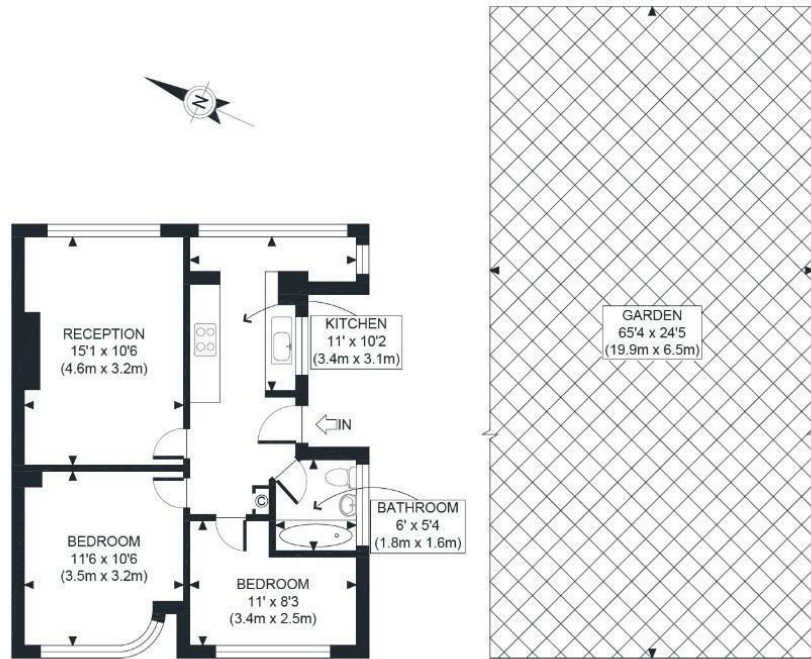
## Our Vendor Loves...

Our Vendor Loves...

"We've loved living in our happy home for the past nine years. The flat is within walking distance of three stations — Lower Sydenham, Beckenham Hill and Bellingham — making it easy to get around. One of the best features is the large garden, a real bonus in London. There is also a spacious attic, ideal for storage and offering potential to extend (subject to permissions). With nice neighbours, a good nursery and school nearby, a small play park around the corner and Beckenham Place Park for coffee and park runs, it's been a genuinely lovely place to live".

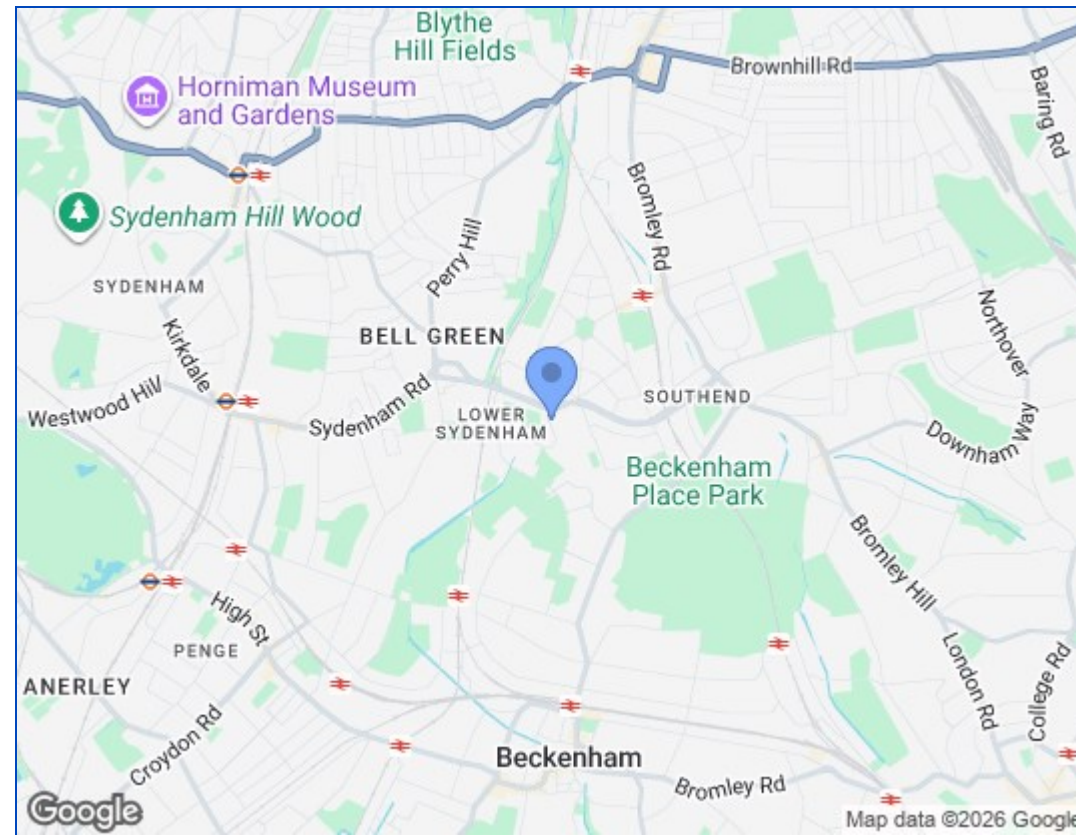






FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 537 SQ FT

<p><b>APPROX. GROSS INTERNAL FLOOR AREA 537 SQ FT / 50 SQM</b></p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.</p>	<p>Meadow View Road</p> <p>date 06/02/26</p> <p><b>photoplan</b></p>
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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>		70	77
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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