



**Moremead, Catford**

Asking Price £325,000



## Property Summary

A fabulous two bedroom 1930s purpose built maisonette with a PRIVATE GARDEN, PRIVATE ENTRANCE, GARAGE and extended lease offered to the sales market by Propertyworld. This wonderful first floor flat has been lovingly cared for by the current owners and is an ideal FTB. Further benefits include: spacious and beautifully proportioned accommodation, a large LOFT and lots and lots of natural light. The property is an ideal first time buy and we expect strong interest.

The details include: you enter into an attractive and bright entrance hall that has loft access storage, ahead is the gorgeous lounge with an attractive bay window, fitted carpet, neutral decor and lots of natural light, the kitchen is modern and fitted with an extensive range of beech fronted units, laminate worktop, vinyl floor, spotlights, built in oven and gas hob plus a beautiful outlook to rear. There are two bedrooms - both nicely presented, plus there is a modern bathroom with a white two piece suite and shower over bath. The PRIVATE REAR GARDEN is a great size with a high degree of privacy, shed and mature lawn to centre. Further benefits include: an EXTENDED LEASE (over 150 years), GARAGE, combi boiler, double glazing and extensive insulation work to improve the property's thermal performance, including loft insulation and fairly uniquely external wall insulation. This is a fab property and an ideal first time buy. Call Propertyworld on 0208 488 0011 to view.

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

## Property Summary

- Two bedroom flat
- CHAIN FREE
- Private GARDEN
- Private GARAGE
- Private ENTRANCE
- EXTENDED lease
- Ideal first time buy
- 1930s purpose built
- Excellent location
- EPC rating is C, council tax is C

## Our Vendor Loves...

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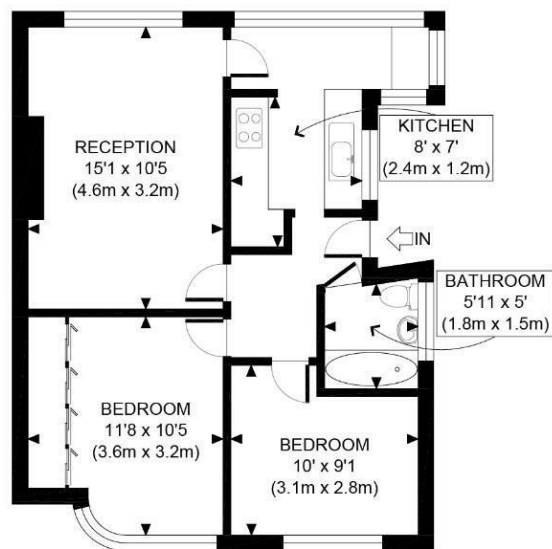
"The flat has been in our lives for a long time and now its times for someone else to own it and love it".











FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 528 SQ FT

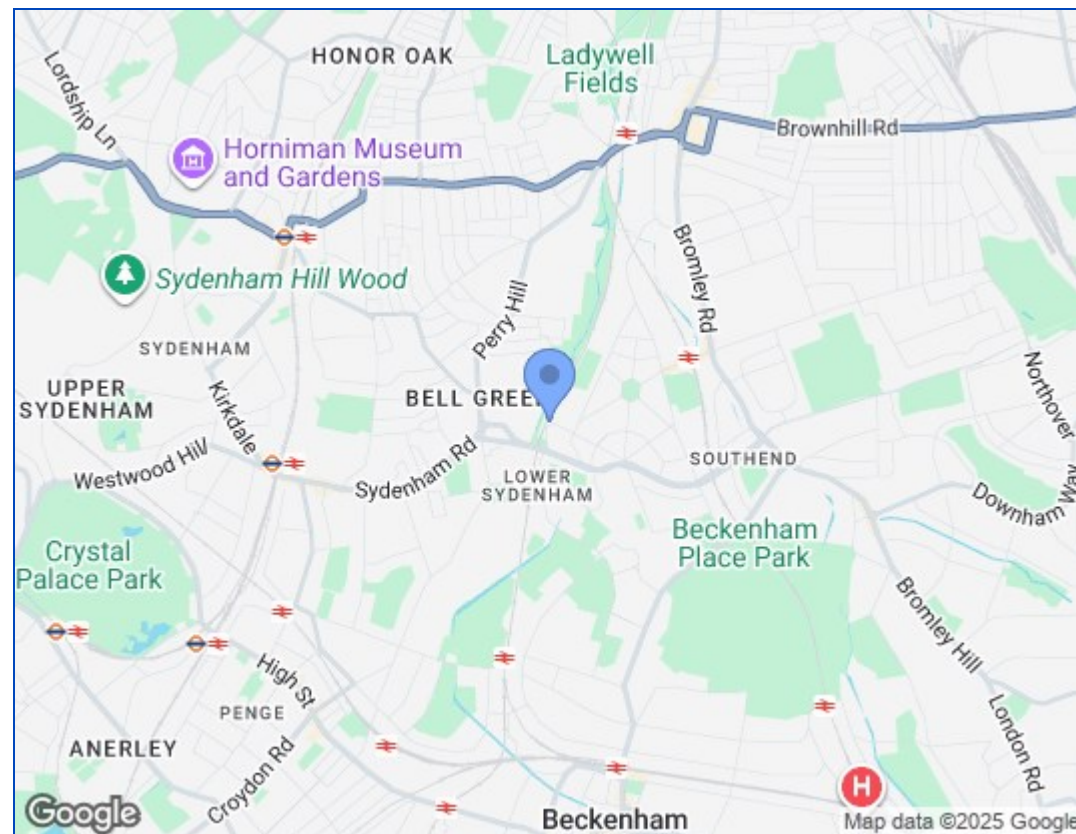
**APPROX. GROSS INTERNAL FLOOR AREA 528 SQ FT / 49 SQM**

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

moremead road

date 26/11/25

photoplan



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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