

Stanfords  
— sales & lettings —



**£395,000**  
2 bedroom flat

Northbrook Road  
Hither Green

## Read all about it...

Introducing this well-presented two-bedroom residence on Northbrook Road, conveniently situated on one of Hither Green's well-regarded streets, the property is close to local shops, cafes, and eateries. Manor House Gardens, known for its green spaces, is just a short stroll away. Hither Green Station, positioned 0.4 miles away, ensures easy access to Central London through various commuter services.

Inside, the residence adopts a modest aesthetic with neutral décor. Located on the first floor of a thoughtfully converted Victorian dwelling, the property includes a spacious lounge seamlessly connected to a modern kitchen. Two well-sized bedrooms, a practical bathroom, and a supplementary hallway WC enhance the interior's convenience. There is also adequate built-in storage space, and plenty of natural light throughout and access to privately owned space in a shared garden.

Featuring a newly extended lease, don't miss this beautiful property in a sought after location, book your viewing now!

### FLOOR

#### Hall

Laminate, Pendant Lighting

#### Bedroom

3.42m x 2.65m (11' 3" x 8' 8")

Fitted Carpet, Double Glazed Sash Window, Pendant Lighting, Radiator

#### Bedroom

3.93m x 3.13m (12' 11" x 10' 3")

Double Glazed Sash Window, Chandelier Lighting, Fitted Carpet, Built in Wardrobe

#### Bathroom

2.66m x 1.37m (8' 9" x 4' 6")

Wall Mounted Bathtub, Hand Wash Basin with Mixer Tap, Radiator, Tiled Flooring, Flush Ceiling Lighting, Wall mounted Vanity Unit

#### Kitchen/Lounge

Kitchen Area

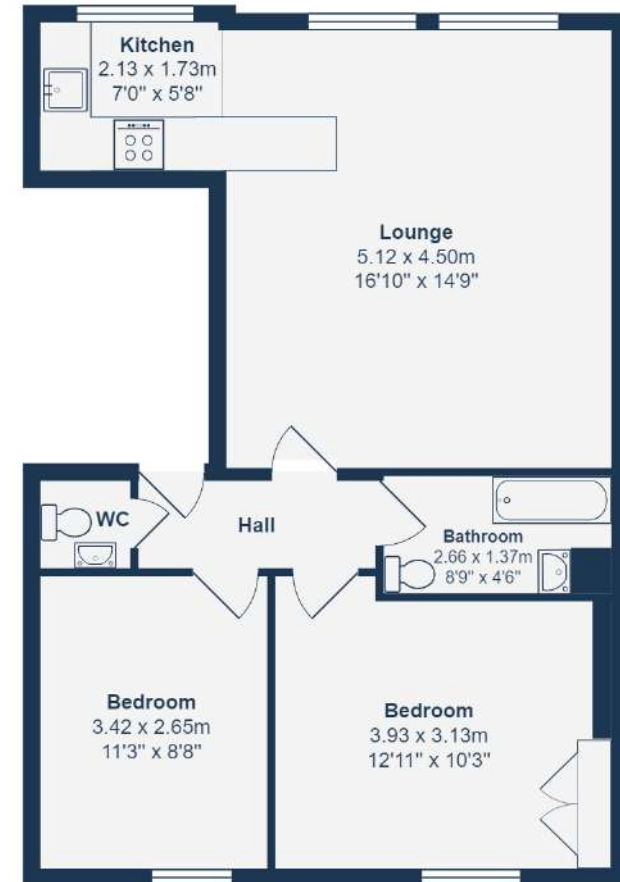
2.13m x 1.73m (7' 0" x 5' 8")

Spot Lighting, Double Glazed Sash Window, Matching Wall and Base Units, Gas Hob & Oven, Single Drain Sink with Mixer Tap, Built in Microwave, Laminate Flooring

Lounge Area

5.12m x 4.50m (16' 10" x 14' 9")

Breakfast Bar, Spot Lighting, Wall Mounted Light, Double Glazed Sash Window, Laminate Flooring, Decorational Fireplace & Mantelpiece, Built in Wall Storage Shelves



First Floor

Total Area: 57.5 m<sup>2</sup> ... 619 ft<sup>2</sup>

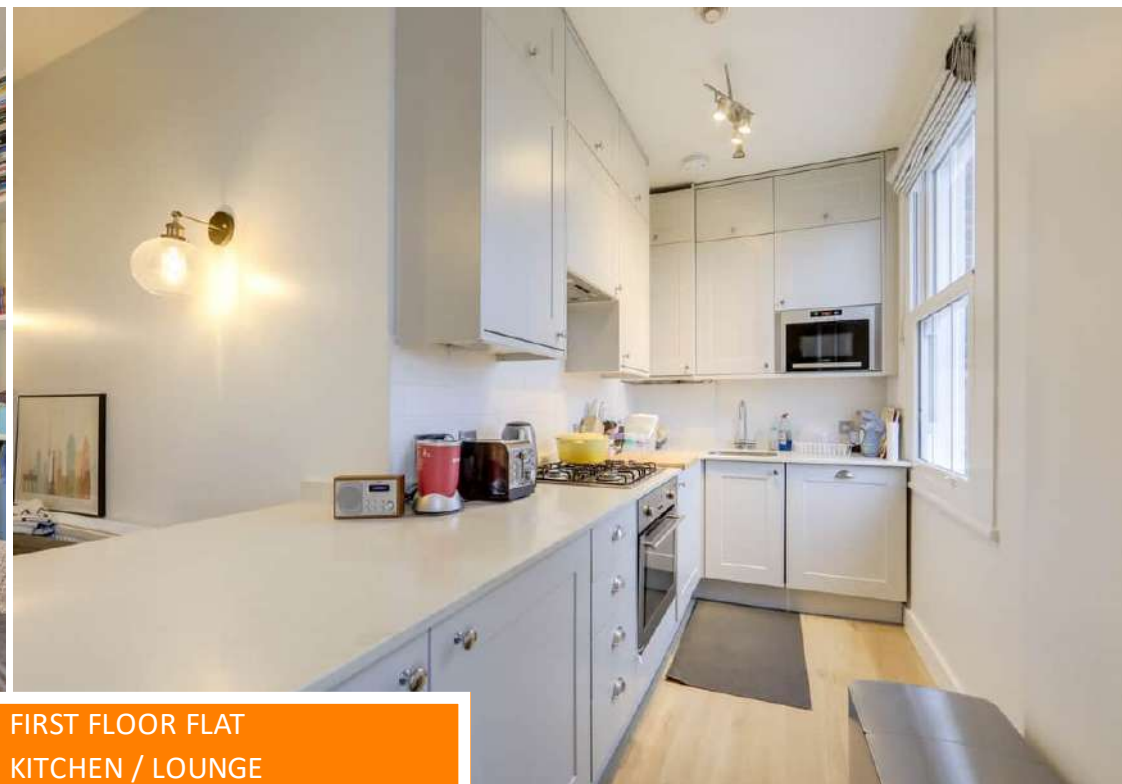
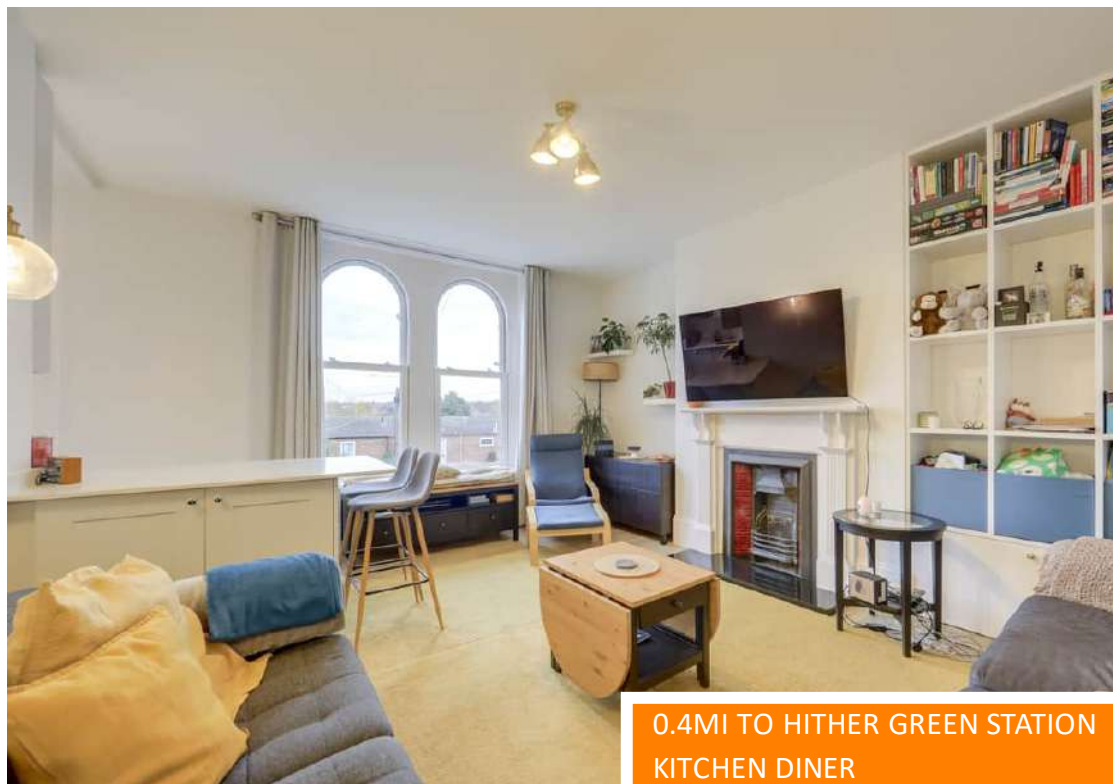
Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

Call 020 8852 0026 or email us at [hithergreen@stanfordestates.london](mailto:hithergreen@stanfordestates.london) to arrange a viewing or request further information

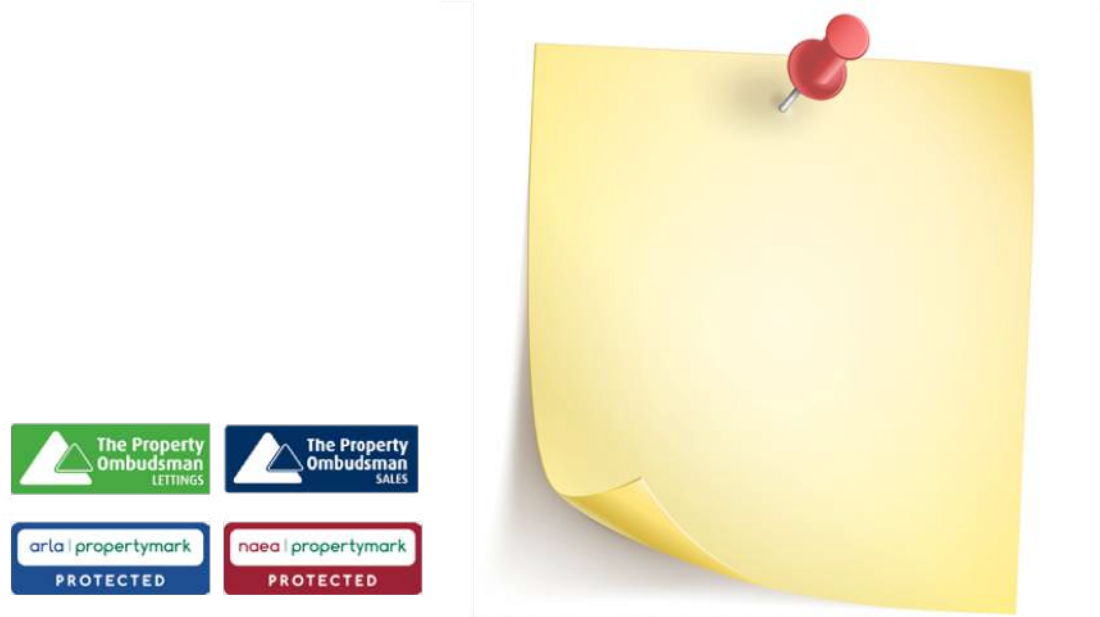
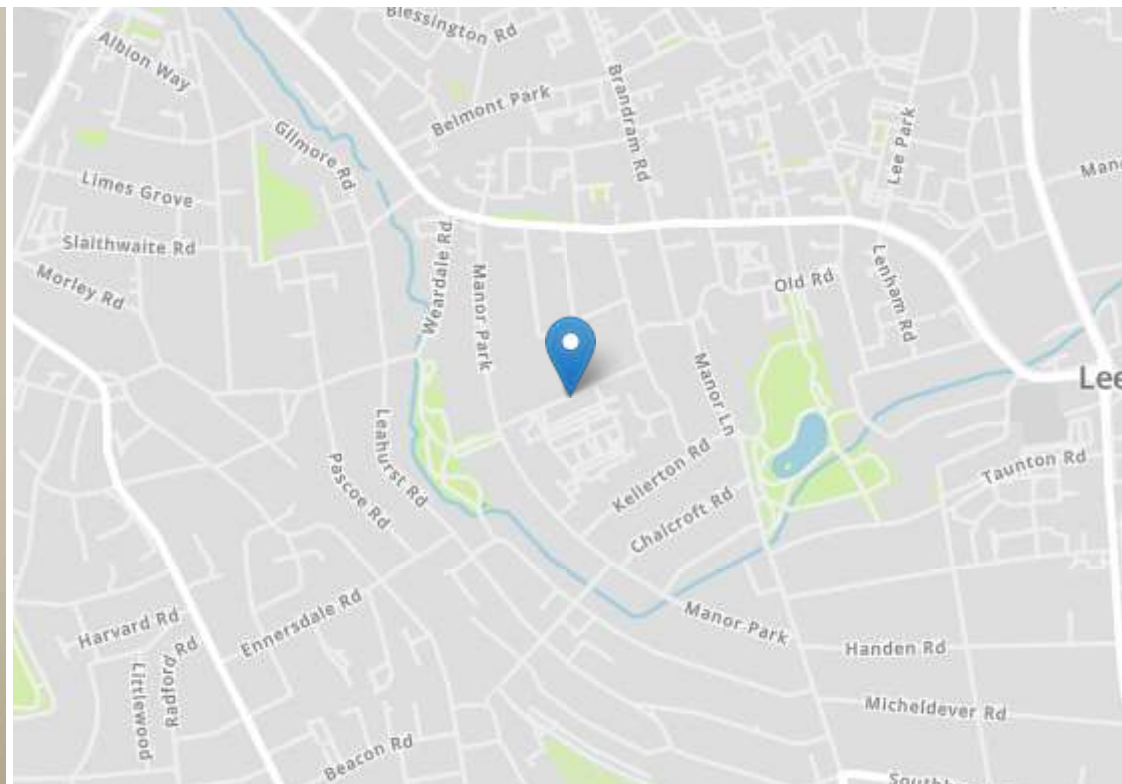
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0.4MI TO HITHER GREEN STATION  
KITCHEN DINER  
2 BEDROOM

FIRST FLOOR FLAT  
KITCHEN / LOUNGE  
PRIVATE AREA IN SHARED  
GARDEN





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