

Stanfords
— sales & lettings —



Guide Price £367,500 Leasehold
2 bedroom flat

Mount Pleasant Road
Hither Green

Read all about it...

Offered to the market with no onward chain - this well-presented two-bedroom flat boasts a stylish mix of modern fittings and period features, as well as a generously sized private garden.

Set on the hall floor of a period conversion, internally this property consists of an open plan kitchen and living room, with high ceilings and modern integrated appliances, a stylish bathroom and two bedrooms overlooking the rear garden.

Perfect for enjoying warm summer days, the garden is spacious and has been well maintained, benefiting from both side access and direct access through the flat.

Situated on Mount Pleasant Road, this property is ideally located within a mile of Hither Green, Ladywell and Catford stations, providing a range of commuter services directly into Central London and close to a variety of local amenities, including popular independent shops, cafes, and restaurants.

Tenure: Leasehold (150+ years remaining) | Service Charge & Ground Rent: £1,600 per year inc building insurance

GROUND FLOOR

Lounge/Kitchen

17' 3" x 13' 1"

Double glazed windows, pendant ceiling light, spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated fridge/freezer, oven/grill, microwave, electric hob, extractor hood, washing machine, radiators, wood flooring.

Bedroom

11' 2" x 8' 4" (3.40m x 2.54m)

Double glazed sash windows, pendant ceiling light, built-in wardrobe, radiator, laminate flooring.

Bathroom

6' 10" x 5' 4" (2.08m x 1.63m)

Double glazed window, ceiling spotlights, bathtub with overhead and handheld showers, washbasin, WC, heated towel rail, underfloor heating, tiled flooring.

Bedroom

9' 3" x 8' 11" (2.82m x 2.72m)

Double-glazed sash window, door to garden, ceiling spotlights, radiator, laminate flooring.

OUTSIDE

Garden



Total Area: 51.1 m² ... 550 ft² (excluding garden)

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.

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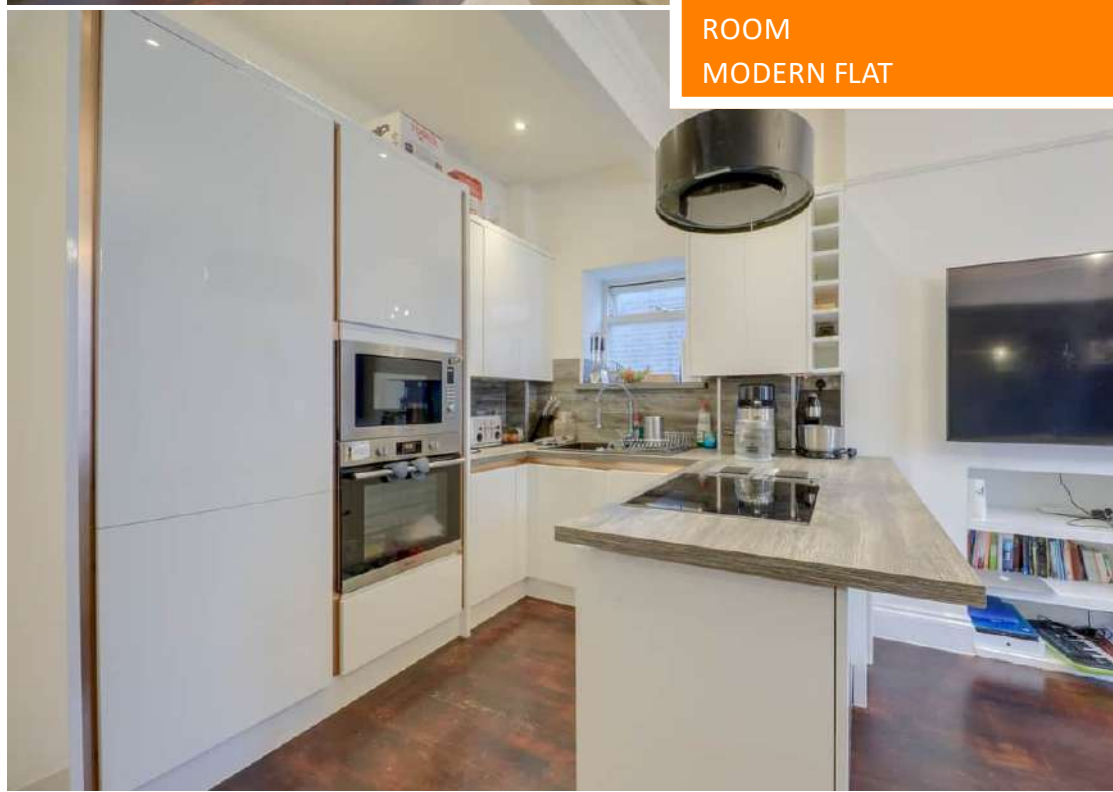
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

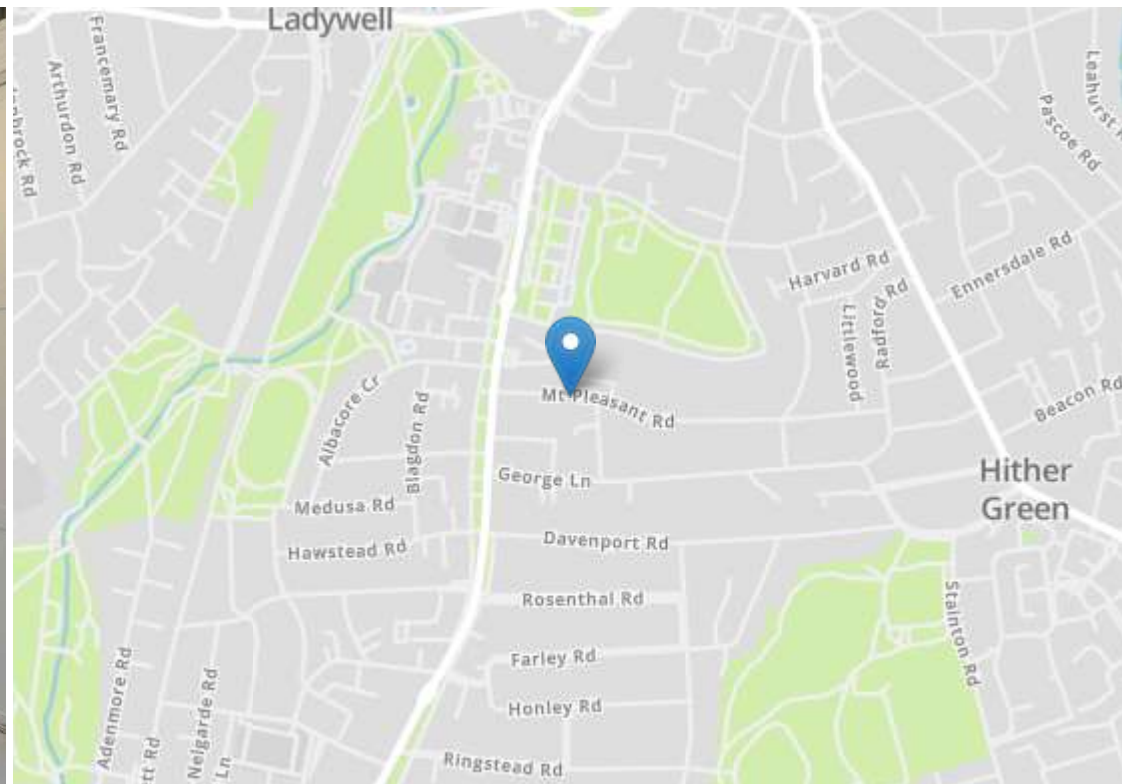
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TOTAL AREA - 533SQFT.
OPEN PLAN KITCHEN/LIVING
ROOM
MODERN FLAT

PRIVATE GARDEN
GOOD TRANSPORT LINKS
HALL FLOOR





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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