

Stanfords  
— sales & lettings —



**Guide Price £465,000**

2 bedroom flat

Hither Green Lane  
London

# Read all about it...

New to the Market, this 2-bedroom flat boasts a private rear garden, off-street parking and a location desirable for its access to transport links into central London and its abundance of outside space.

As you step into the property you will immediately notice the care with which it has been treated; newly painted throughout, as well as flooring and skirting installed to suit the general aesthetic of the house means that there is a flow as you move through the property. Each of these above-average size bedrooms has been kept to a high standard with newly installed light fittings and double-glazed windows - the master bedroom even has the luxury of an exposed brick chimney breast with an uncapped chimney, allowing for the cosy fireplace of your dreams to be installed at your leisure.

Heading through the rooms, you find yourself in a cosy yet spacious lounge, a modern fitted kitchen and finally a garden with all the luxury you could ask for from a property just 30 minutes from central London; Fire Pit Area and the pet-friendly artificial lawn mean that anything you could need from an outside space will be here.

Call us now to book a viewing!

## GROUND FLOOR

### Hall

Hardwood Flooring, Pendant Lighting, Built In Shelving, Newly Installed Skirting.

### Bedroom

4.59m x 3.85m (15' 1" x 12' 8")  
Fitted Carpet, Pendant Lighting, Double Glazed Window with Shutters, Radiator, Exposed Brick Chimneybreast with Uncapped Chimney and Potential for Fireplace Installation.

### Bedroom

3.82m x 3.28m (12' 6" x 10' 9")  
Fitted Carpet, Pendant Lighting, Double Glazed Window with Shutter

### Bathroom

Tiled Walls, Double Glazed Window with Shutter, W/C, Single Faucet Basin with Mixer Tap and Vanity, Newly Installed Bath, Sink & Skirting.

### Lounge

4.19m x 3.85m (13' 9" x 12' 8")  
Hardwood Flooring, Flush Ceiling Lighting, Built In Shelving

### Kitchen

3.16m x 2.78m (10' 4" x 9' 1")  
Double Glazed Door to Rear Garden, Matching Wall & Base Units, Countertop Lighting and Flush Ceiling Lighting, Double Glazed Skylight, Plumbing for Washing Machine.

## BASEMENT

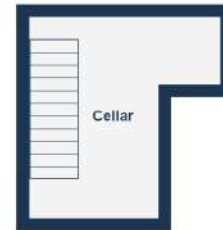
### Cellar

Storage Space

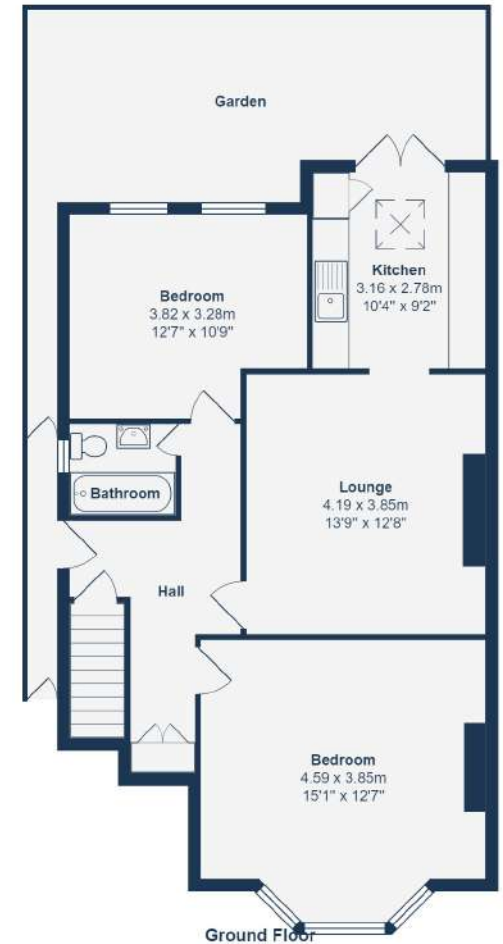
## OUTSIDE

### Garden

Hardwood Decking with Built In Lighting, Fire Pit Area, Barbecue Area, Wooden Privacy Fence, Pet Friendly Artificial Grass Area with Stone Outline, New Side Access Gates, Newly Renovated Front Driveway.



Cellar



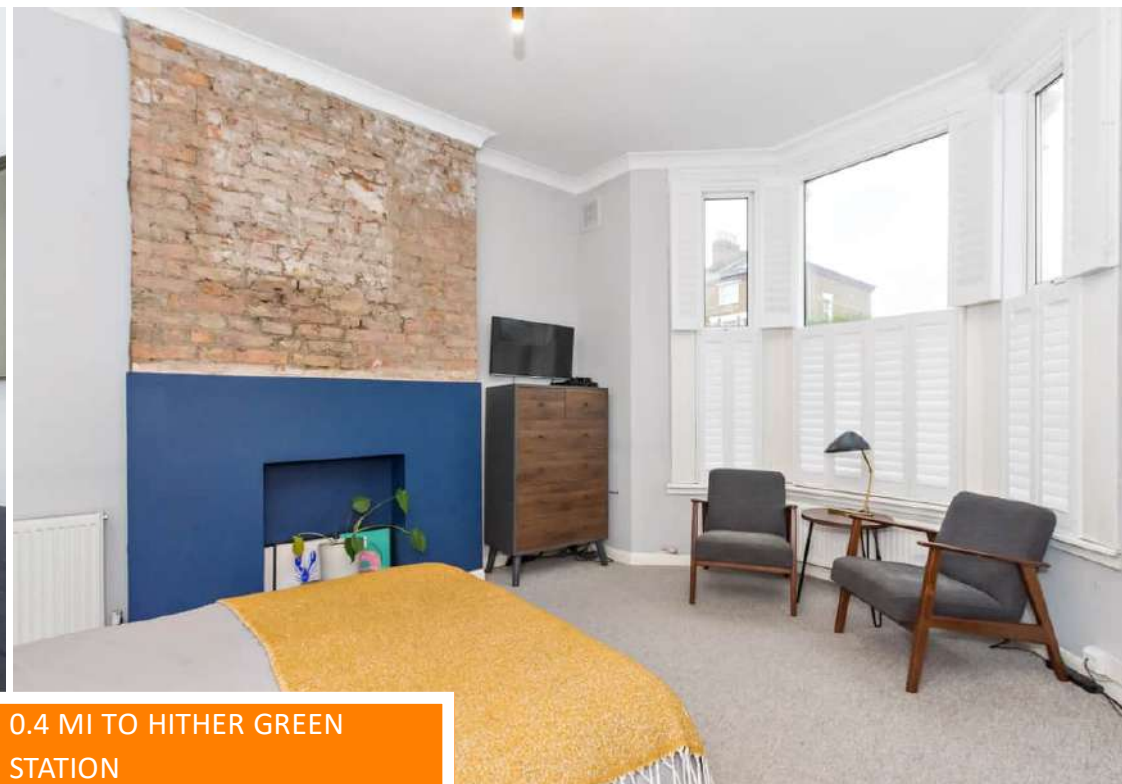
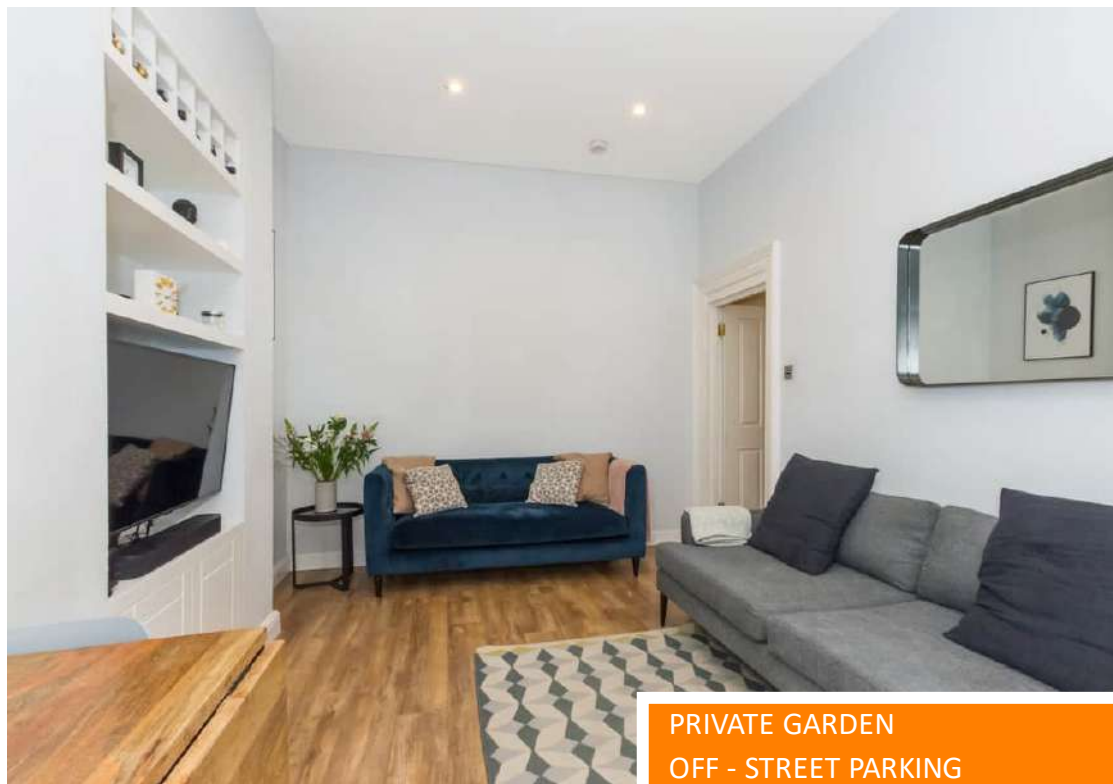
Total Area: 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup> (excluding garden)

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.

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

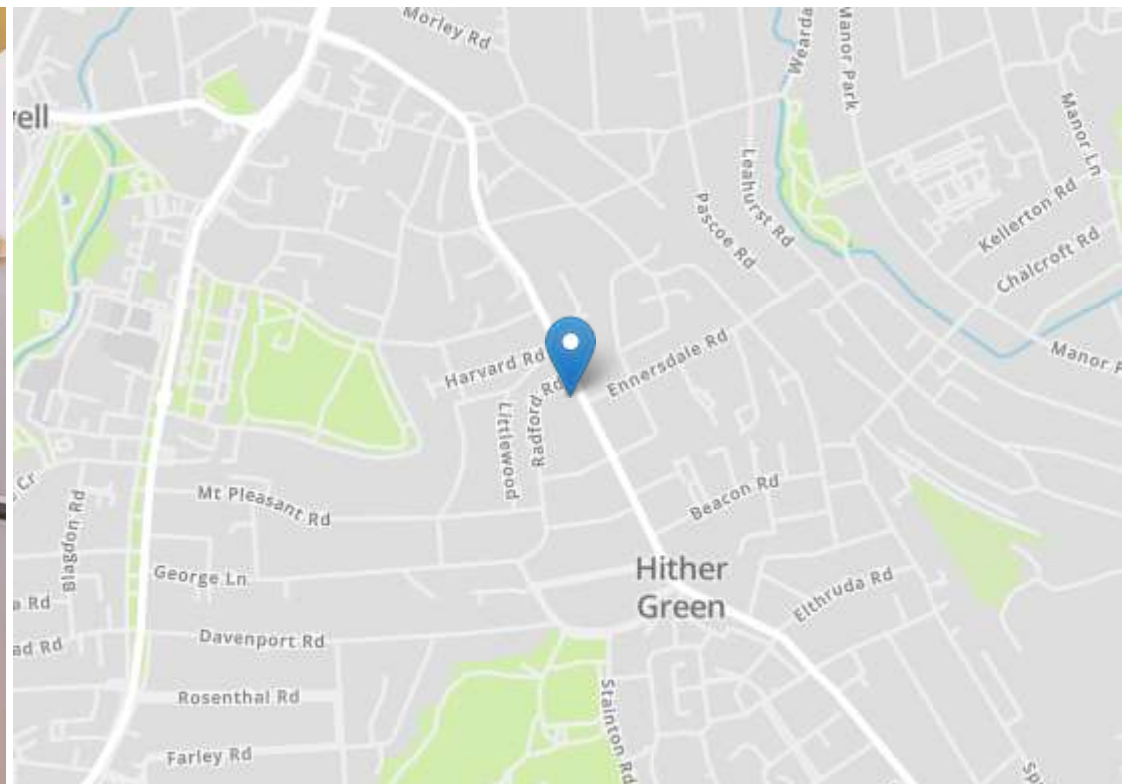
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