

Stanfords  
— sales & lettings —



**Guide Price £425,000**

2 bedroom flat

George Lane

Hither Green

# Read all about it...

This beautifully presented ground floor flat offers buyers the perfect opportunity to simply unpack and start enjoying their new home. Situated within a period conversion, it features a spacious private garden. Internally, the property comprises two generously sized double bedrooms, a cozy living room with charming period features, a modern kitchen, and bathroom.

Outside, the private garden boasts a rear patio accompanied by a grassy lawn, creating an inviting space for al fresco dining and soaking up the sun.

Located on George Lane in Hither Green, this property is conveniently close to a delightful park, friendly local shops, cafes, restaurants, as well as nurseries and schools. With Hither Green Station just a short walk away, residents enjoy quick direct links to London Bridge, Waterloo, and Charing Cross.

## GROUND FLOOR

### Entrance Hall

Fitted Carpet, Pendant Lighting

### Lounge

4.40m x 5.27m (14' 5" x 17' 3")

Real Wood Flooring, Ornamental Fireplace, Double Glazed Bay Window, Wall Fixed Lighting, Radiator

### Bathroom

3.08m x 1.45m (10' 1" x 4' 9")

Tiled Walls & Flooring, Ceiling Lighting Fixture, Ceramic Bath with Shower Fixture & W/C, Single Tap Hand Basin with Cupboard.

### Bedroom

4.13m x 2.78m (13' 7" x 9' 1")

Fitted Carpet, Double Glazed Casement Window, Radiator, Ceiling Lighting Fixture

### Kitchen

2.36m x 2.90m (7' 9" x 9' 6")

Double Glazed Casement Window, Matching Wall and Base Units, Integrated Gas 4 Ring Hob with Extractor Fan, Combi-boiler, Single Faucet Mixer Basin with Drainage Space, Under Cabinet Lighting, Tiled Flooring

### Bedroom

3.36m x 4.24m (11' 0" x 13' 11")

Double Glazed Door to Rear, Double Glazed Sash Window, Ceiling Lighting, Radiator, Fitted Carpet

## OUTSIDE

### Garden

Side Patio Area, Wooden Privacy Fence, Lawn Area



Total Area: 72.6 m<sup>2</sup> ... 784 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.

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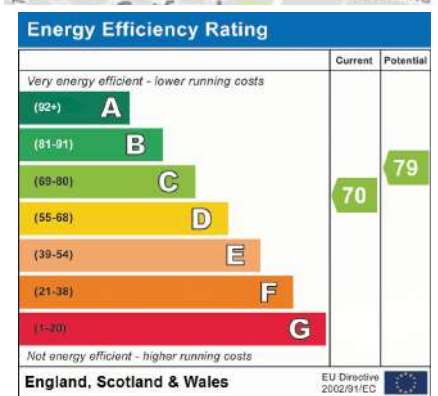
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