

Stanfords
— sales & lettings —



Guide Price £525,000 Share of Freehold
3 bedroom maisonette

Theodore Road
Hither Green
SE13

Read all about it...

A beautifully presented three-bedroom first-floor purpose built maisonette on Theodore Road, a quiet residential street in the heart of Hither Green. Benefitting from its own front door and private south-facing garden. This purpose built maisonette comprises a bright and spacious lounge with feature fireplace, a large open plan kitchen/diner and a modern family bathroom. There are two good-sized bedrooms and a third smaller bedroom that would make a perfect home office or nursery. This purpose built maisonette also benefits from sole ownership of the loft for storage - with the potential to extend (STPP), as well as period features throughout and a share of freehold.

Locally the property is situated just 0.4 miles from Hither Green Station, providing a range of commuter services into Central London, including London Bridge in just 10 minutes, and is in close proximity to a range of local amenities including independent shops, cafes and restaurants. Popular with families, Theodore Road also benefits from falling within the catchment area of the 'Outstanding' rated Brindished Green Primary School and is just a short walk away from Mountsifeld Park with green open spaces, tennis courts, a bowling green and a cafe.

Tenure: Share of Freehold (90+ years) | Service Charge: N/A | Ground Rent: N/A | Council Tax: Lewisham Band C

FIRST FLOOR

Lounge

15' 2" x 11' 5" (4.62m x 3.48m)

Pendant lighting, picture rail, sash bay windows, feature fireplace, radiator, original wood flooring.

Bedroom

10' 5" x 11' 8" (3.17m x 3.56m)

Pendant lighting, fitted wardrobe, feature fireplace, sash window to rear, radiator, original wood flooring.

Bedroom

6' 6" x 8' 10" (1.98m x 2.69m)

Pendant lighting, picture rail, sash window, radiator, original wood flooring.

Bathroom

Spotlights, window, three piece white suite comprising of a panel enclosed bath with shower over head & glass screen &, wall mounted wash basin, low level w/c, radiator, tiled flooring.

Kitchen/Diner

12' 5" x 15' 10" (3.78m x 4.83m)

Spotlights, double glazed windows, matching wall and base units, tiled splashback, solid wood worktops, stainless steel sink, oven, gas hob, extractor hood, radiator, engineered wood flooring.

Bedroom

12' 7" x 9' 10" (3.84m x 3.00m)

Pendant lighting, sash window to rear, feature fireplace, fitted carpet.

OUTSIDE

Garden

South facing, paved seating area, artificial lawn.



First Floor

Total Area: 86.2 m² ... 928 ft²

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?

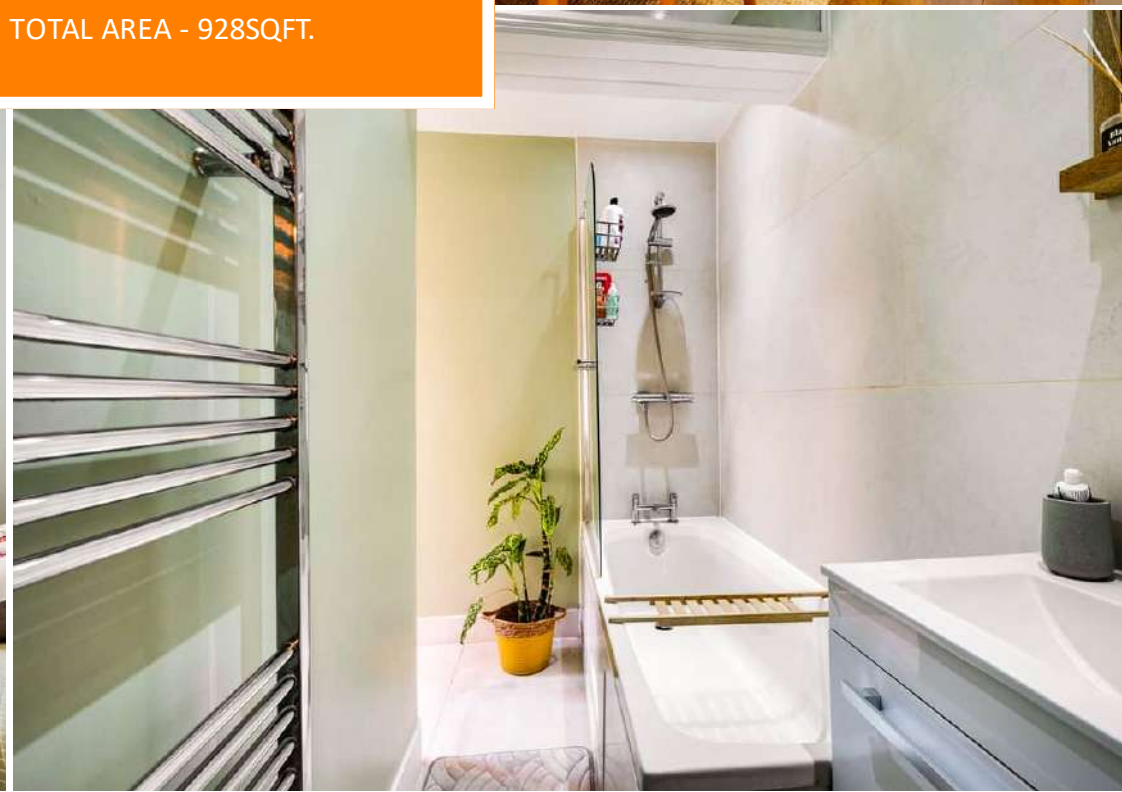
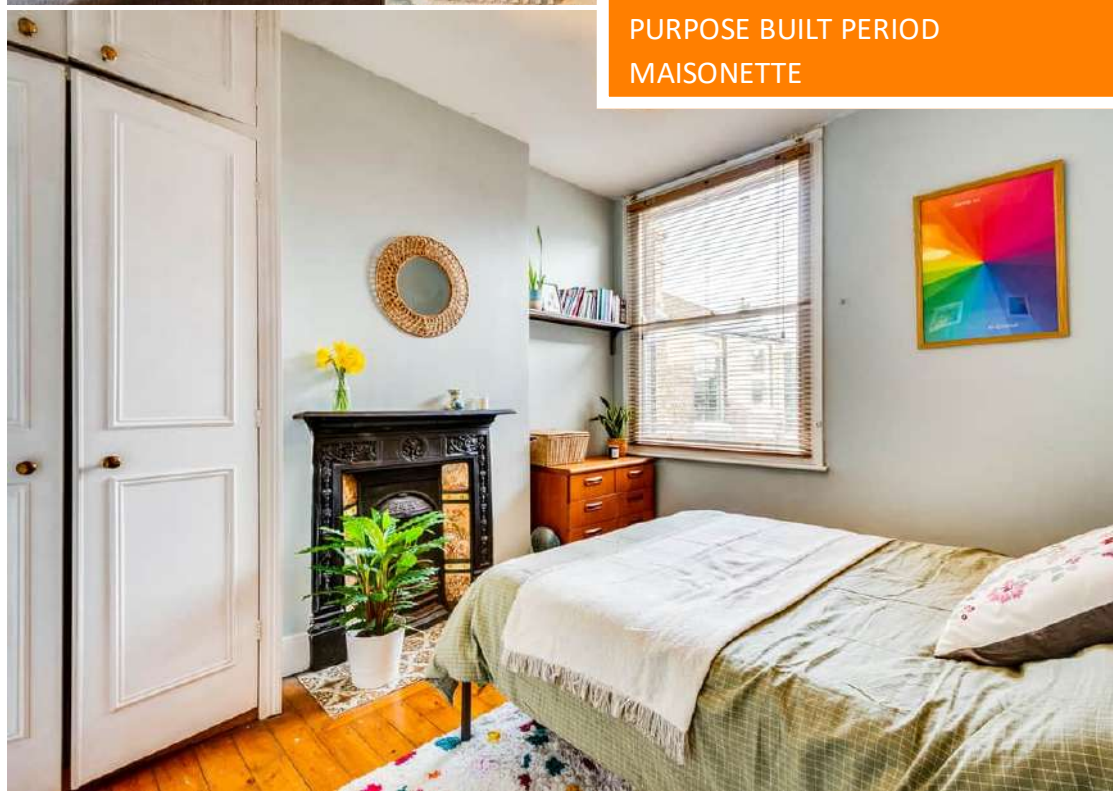
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

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THREE BEDROOM
PRIVATE SOUTH FACING GARDEN
PURPOSE BUILT PERIOD
MAISONETTE

SHARE OF FREEHOLD
0.4 MI TO HITHER GREEN STATION
TOTAL AREA - 928SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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