



Guide Price £350,000 Leasehold

2 bedroom flat

Highfield Close

Hither Green

Read all about it...

This fantastic two-bedroom flat is situated in Highfield Close, a quiet purpose built block in the popular Meridian South Development. Ideally located just 0.6 miles from Hither Green Station, providing a range of commuter services into Central London and just a stone's throw away from a variety of local amenities including a Tesco Express, Anytime Fitness Gym and the open spaces of Mountsfield Park, with tennis courts, a bowling green, playground and Mountfield Park cafe.

Internally the flat has been neutrally decorated and is in good condition throughout, perfect for first time buyers. Set on the first floor, the property features a bright and spacious lounge and located off of the hallway is a modern kitchen, three-piece bathroom, two storage cupboards- providing ample storage space, and two bedrooms, the primary bedroom featuring a large built-in wardrobe. The property also benefits from an allocated parking space.

Tenure: Leasehold - 92 Years | **Council Tax:** Lewisham Band C

FIRST FLOOR

Entrance Hall

Pendant light, storage cupboards, fitted carpet

Bedroom

13' 1" x 8' 8" (3.99m x 2.64m)

Pendant light, side facing double glazed window, radiator, fitted wardrobe, fitted carpet

Bedroom

13' 1" x 6' 7" (3.99m x 2.01m)

Pendant light, side facing double glazed window, radiator, fitted carpet

Lounge/Diner

16' 7" x 11' 7" (5.05m x 3.53m)

Pendant lights, side facing double glazed window, radiator, vinyl flooring.

Kitchen

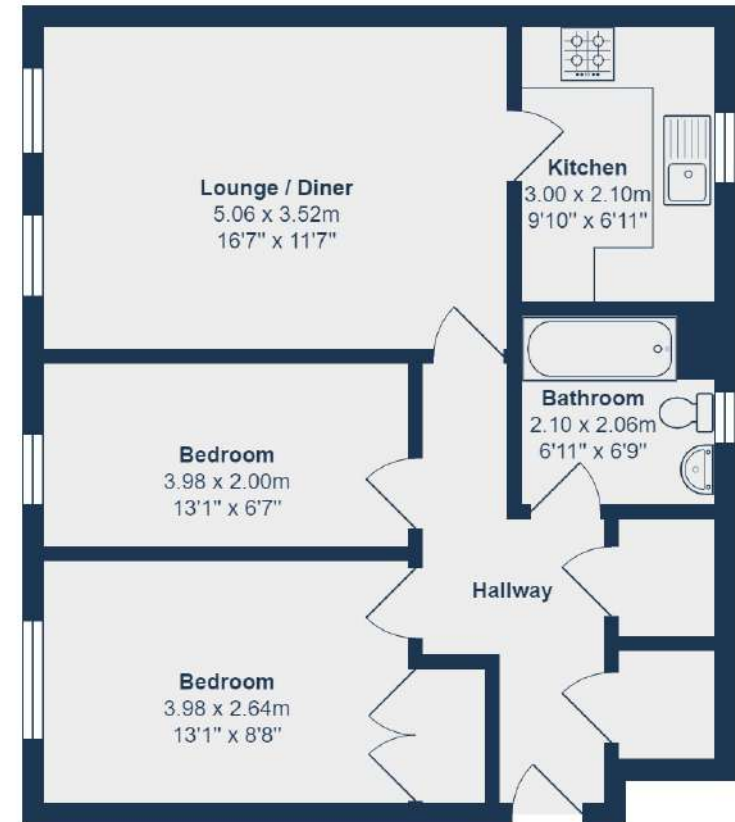
9' 10" x 6' 11" (3.00m x 2.11m)

Spotlights, rear facing double glazed window, matching wall and base units, stainless steel sink with drainer and single mixer tap, tile splashback, integrated oven and gas hob, tile flooring.

Bathroom

6' 11" x 6' 9" (2.11m x 2.06m)

Ceiling light, side facing double glazed window, freestanding wash basin, panel enclosed bath/shower, W/C, tile flooring



Total Area: 61.5 m² ... 662 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@stanfordestates.london to arrange a viewing or request further information

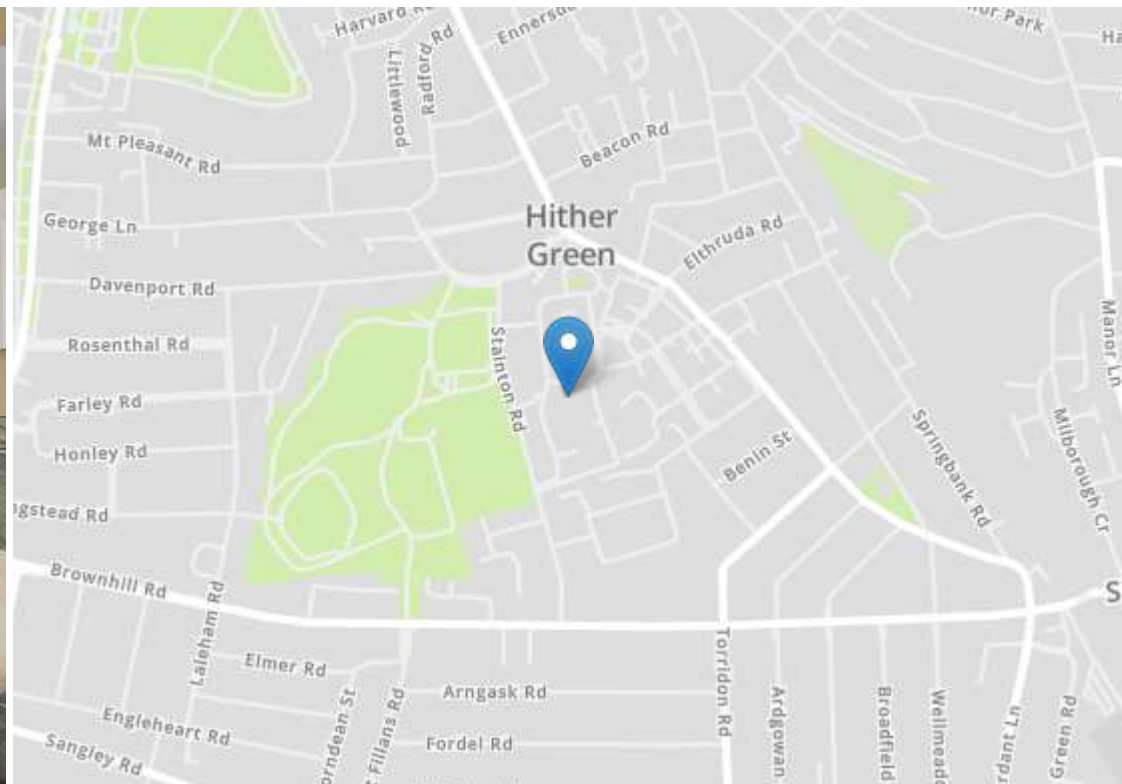
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TWO BEDROOMS
FIRST FLOOR FLAT
0.6 MILES TO HITHER GREEN
STATION

TOTAL AREA - 662SQFT.
0.1 MILES TO MOUNTSFIELD PARK
ALLOCATED PARKING SPACE





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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