

Stanfords  
— sales & lettings —



**Guide Price £450,000 Share of Freehold**  
2 bedroom maisonette

Longhurst Road  
Hither Green

## Read all about it...

Situated on the ground floor of a Victorian conversion, this Maisonette with own front door is a charming find just 0.2 miles from Hither Green train station and local shops. It boasts two double bedrooms, with a generous-sized lounge, fitted kitchen, bathroom, and direct access onto private garden.

The location is unbeatable, with a quick 10-minute commute to London Bridge from Hither Green station. Outstanding schools are close by, as are Manor House Gardens for outdoor activities. And if you love the urban lifestyle, Blackheath Village is just a mile away, offering a variety of dining, drinking, and shopping options. This Victorian flat blends classic charm with modern convenience in a superb location.

Tenure Share of Freehold | Ground rent N/A | Service Charge N/A |

### GROUND FLOOR

#### Entrance Hall

#### Lounge

11' 7" x 12' 1" (3.53m x 3.68m)

Pendant lighting, bay window to front, plantation shutters, stripped wooden flooring.

#### Bedroom

11' 9" x 10' 2" (3.58m x 3.10m)

Pendant lighting, double glazed window to rear, radiator, stripped wooden flooring.

#### Kitchen

12' 1" x 9' 9" (3.68m x 2.97m)

Matching wall and base units, double

glazed window to side, tiled splashback, electric hob and oven, solid wood worktops, wooden flooring.

#### Bathroom

Spotlights, partialy tiled walls, panel enclosed bath with overhead shower, W/C, basin with vanity unit, double glazed windows to side, vinyl flooring.

#### Bedroom

10' 4" x 9' 4" (3.15m x 2.84m)

Pendant lighting, double glazed french doors to rear, wooden flooring.

#### OUTSIDE

#### Garden



Total Area: 63.7 m<sup>2</sup> ... 685 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@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

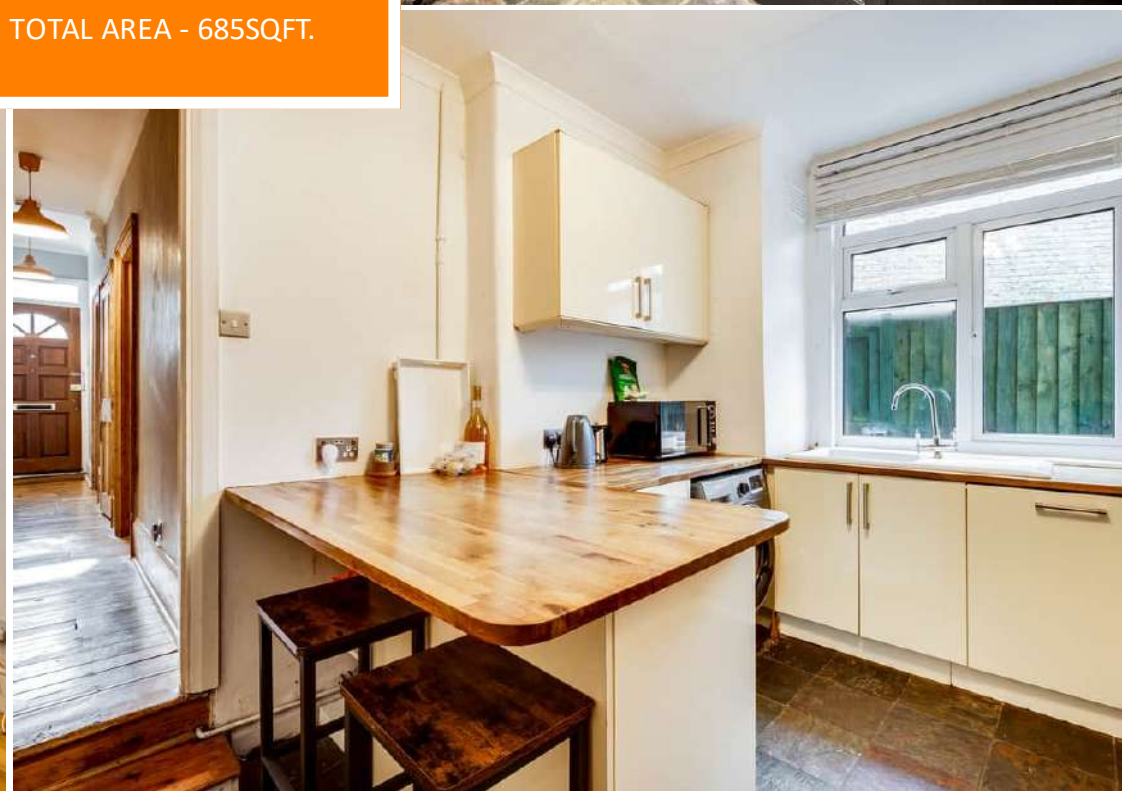
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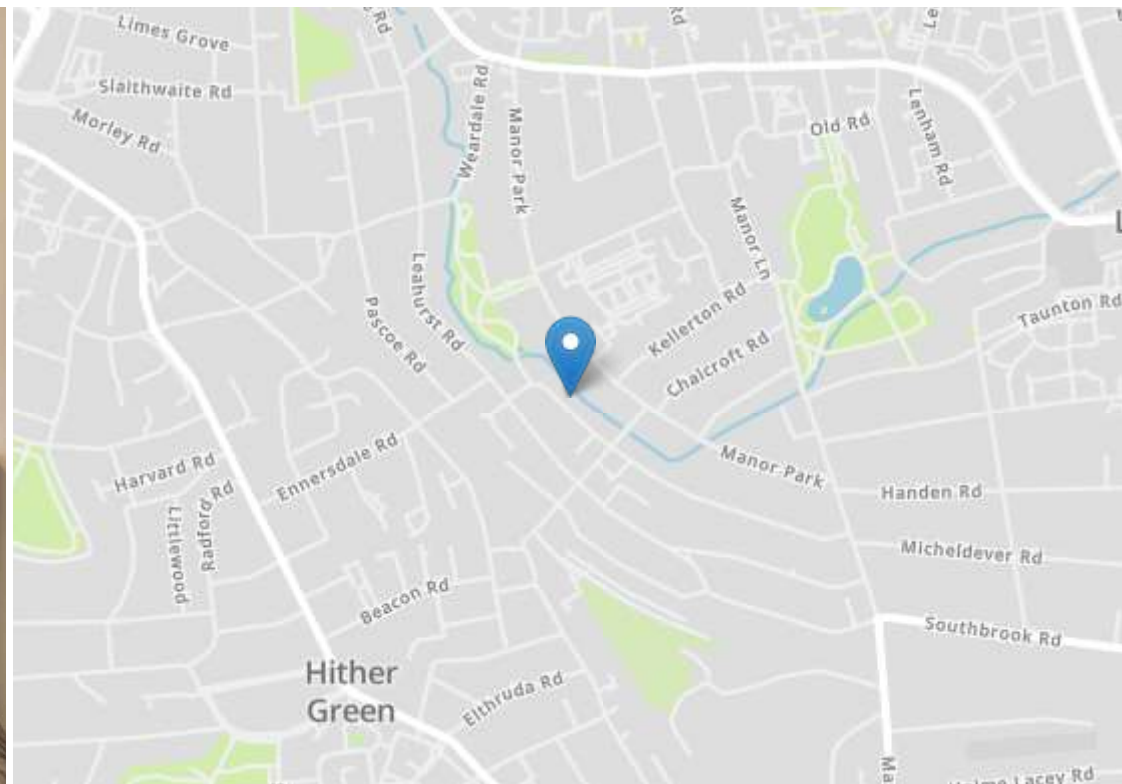


MAISONETTE  
PRIVATE GARDEN  
0.2 MI TO HITHER GREEN  
STATION

TWO BEDROOM  
CHAIN FREE  
TOTAL AREA - 685SQFT.



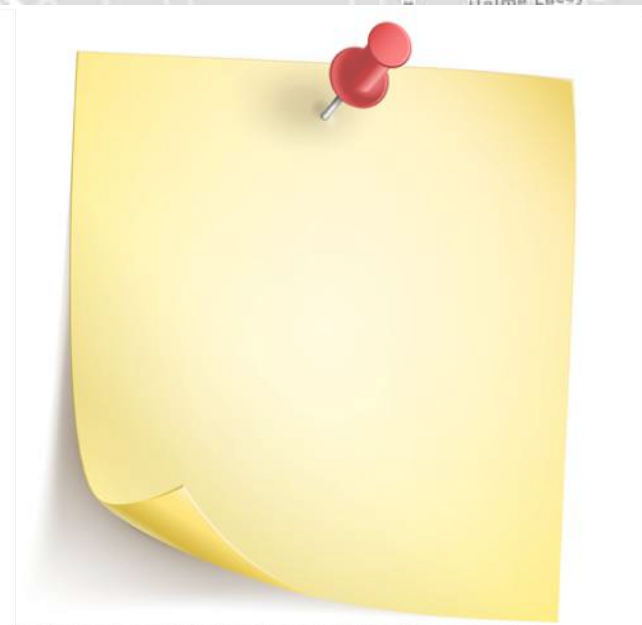




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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