



**£350,000 Leasehold**  
1 bedroom flat

Radford Road  
Hither Green

# Read all about it...

A fantastic ground floor flat, benefitting from a private garden and it's own front door. This is the perfect opportunity for buyers looking for a move in ready property!

Internally, this flat boasts a modern kitchen and bathroom to the rear as well as new floors and radiators throughout. The lounge and bedroom are light and beautifully presented, with bespoke fitted wardrobes in the bedroom, providing ample storage space.

The basement has been converted to create an additional room - utilised as a home office by the current owner.

Ideally situated on Radford Road, this property is a short walk away from Hither Green Station, providing a range of commuter services into Central London and in close proximity to popular local shops, cafes and delis and the beautiful open spaces of Mountsfield Park.

**Tenure:** Leasehold (100+ years remaining) | **Service Charge:** N/A | **Ground Rent:** Peppercorn | **Council Tax:** Lewisham Band C

## GROUND FLOOR

### Lounge

13' 8" x 10' 3" (4.17m x 3.12m)

Double-glazed windows, plantation shutters, pendant ceiling light, alcove shelving, radiator, Parquet wood flooring.

### Kitchen

10' 9" x 10' 1" (3.28m x 3.07m)

Double-glazed windows, ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated washing machine, oven, gas hob and extractor hood, combi boiler, radiator, Parquet wood flooring.

### Bedroom

10' 10" x 10' 3" (3.30m x 3.12m)

Double-glazed windows, pendant ceiling light, built-in wardrobes, radiator, Parquet wood flooring.

### Bathroom

7' 7" x 5' 3" (2.31m x 1.60m)

Ceiling light, bathtub with shower and screen, wall mounted washbasin, heated towel rail, tiled flooring.

### WC

Double-glazed window, pendant ceiling light, pedestal washbasin, WC, heated towel rail, tiled flooring.

## BASEMENT

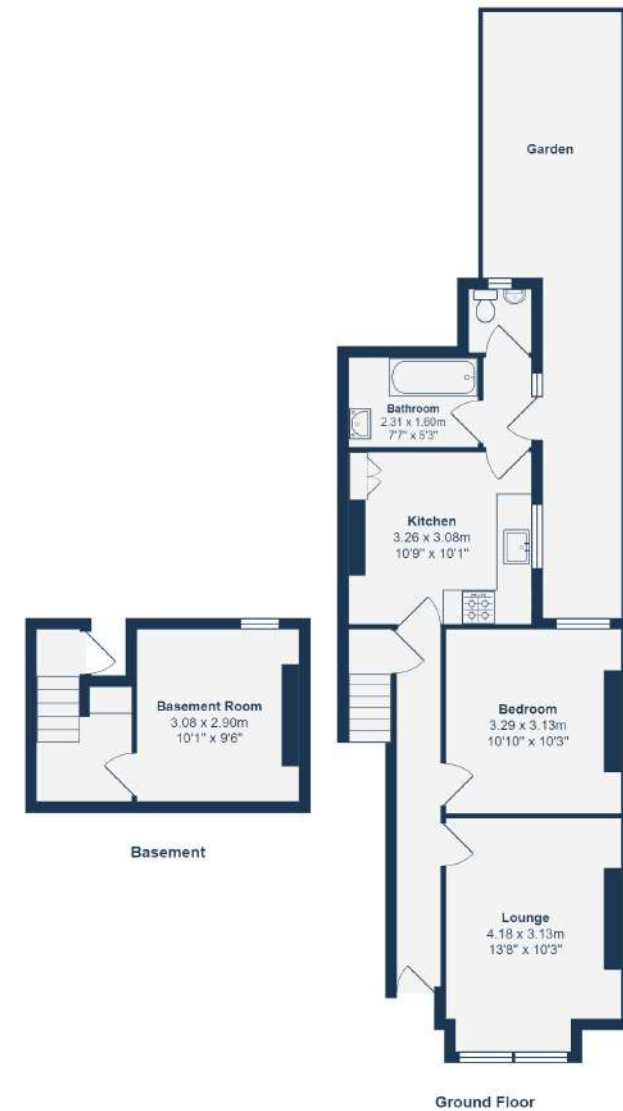
### Basement Room

10' 1" x 9' 6" (3.07m x 2.90m)

Double-glazed window, wall light, laminate wood flooring.

## OUTSIDE

### Garden



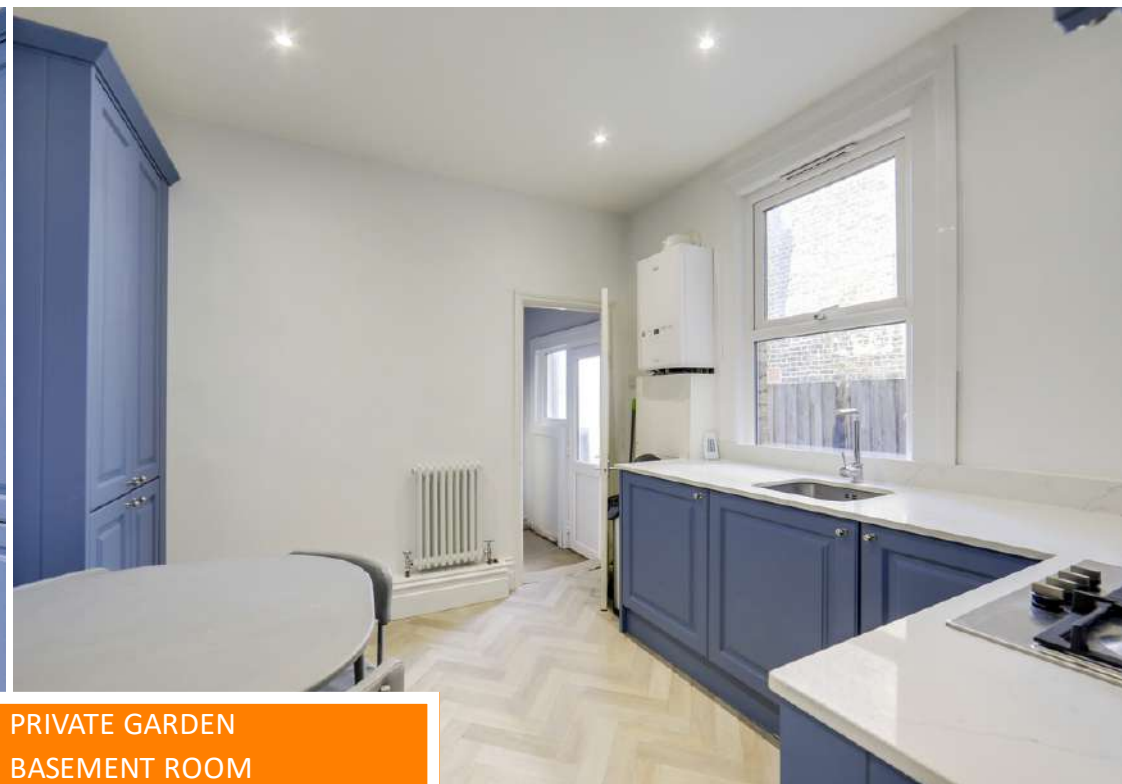
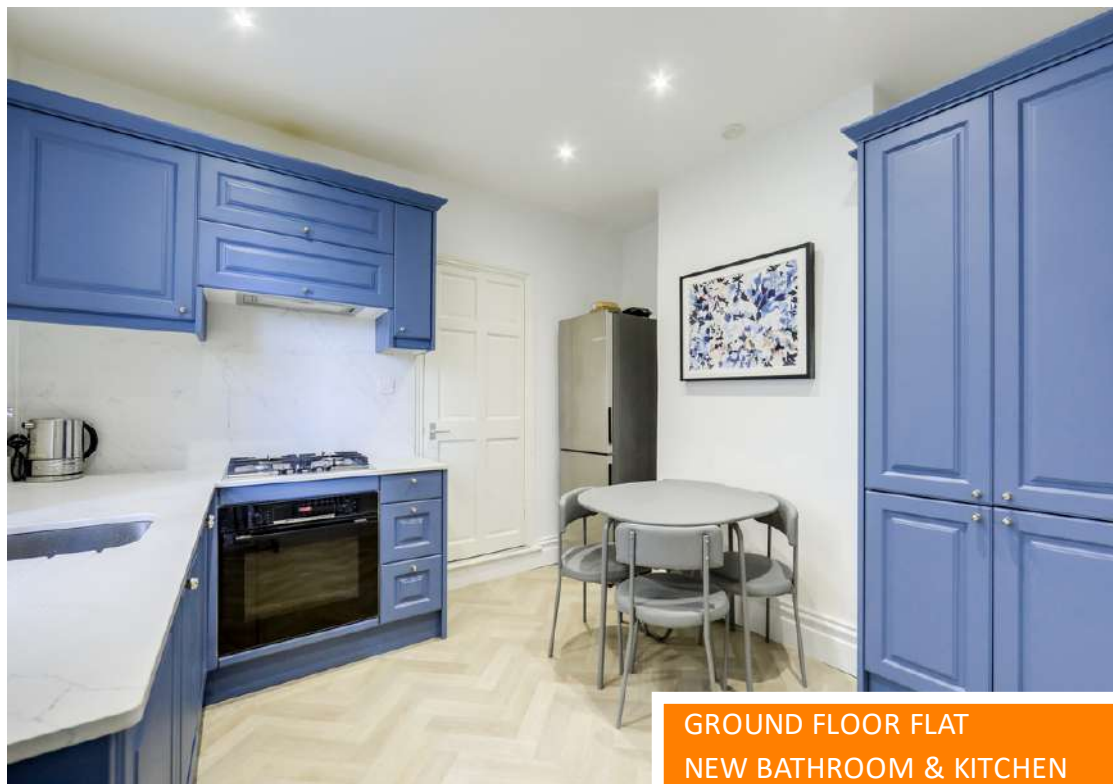
Total Area: 61.1 m<sup>2</sup> ... 658 ft<sup>2</sup> (excluding garden)

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?

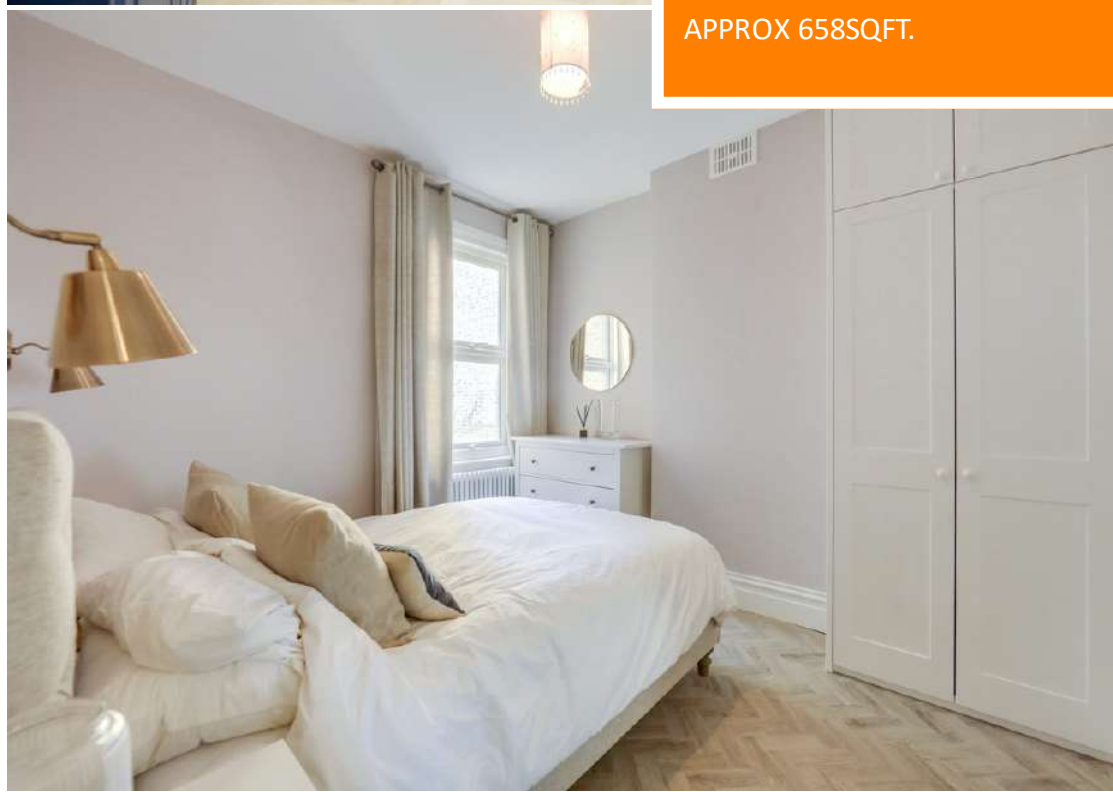
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GROUND FLOOR FLAT  
NEW BATHROOM & KITCHEN  
APPROX 658SQFT.

PRIVATE GARDEN  
BASEMENT ROOM  
0.5 MI TO HITHER GREEN  
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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