

Stanfords
— sales & lettings —



Guide Price £460,000 Leasehold
2 bedroom flat

Leahurst Road
Hither Green

Read all about it...

A spacious and well-presented flat, set on the ground floor of a period conversion in Hither Green.

Internally this flat features a bright lounge, with plantation shutters and bespoke fitted cabinets to the front, two bedrooms, and a hallway with plenty of storage, leading to the eat-in kitchen and bathroom to the rear. Stepping outside, this flat enjoys a private south-facing garden that has been lovingly maintained by the current owners.

Situated on Leahurst Road, this property is ideally located within walking distance of Hither Green Station, providing frequent services into Central London, as well as friendly local shops, popular places to eat and drink and good nurseries and schools, including the 'Outstanding' rated Brindishe Manor Primary School.

Tenure: Leasehold (109 years remaining) | **Service Charge:** None | **Ground Rent:** £330 per year | **Council**

Tax: Lewisham Band C
GROUND FLOOR

Lounge

13' 2" x 12' 4" (4.01m x 3.76m)

Sash bay windows, plantation shutters, pendant ceiling light, fireplace, alcove cabinetry, radiator, wood flooring.

Kitchen

11' 0" x 10' 9" (3.35m x 3.28m)

Double-glazed windows and door to garden, pendant ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap, integrated dishwasher, plumbing for washing machine, radiator, wood flooring.

Bedroom

11' 5" x 10' 4" (3.48m x 3.15m)

Sash window, pendant ceiling light, radiator, wood flooring.

Bedroom

8' 1" x 7' 5" (2.46m x 2.26m)

Sash window, pendant ceiling light, wood flooring.

Bathroom

7' 9" x 5' 9" (2.36m x 1.75m)

Double-glazed windows, ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

OUTSIDE

Garden

Paved patio leading to lawn and storage shed.



Ground Floor

Total Area: 58.2 m² ... 627 ft² (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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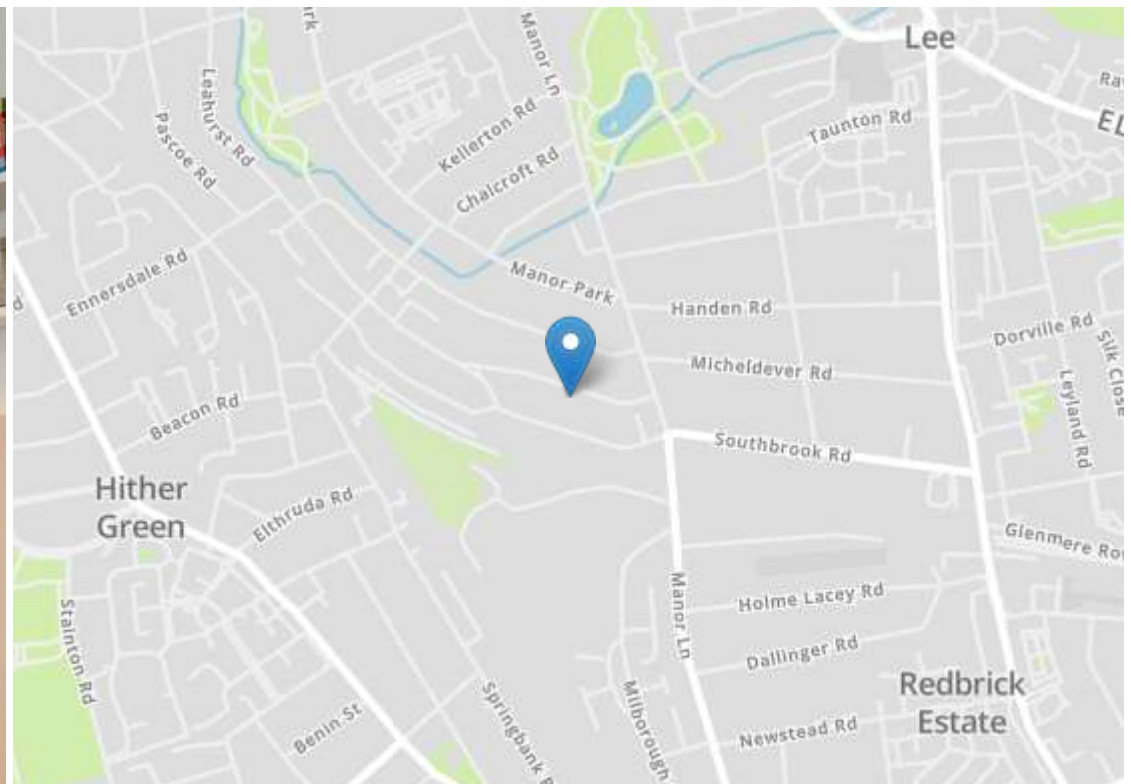
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GARDENS

WELL PRESENTED THROUGHOUT
CLOSE TO HITHER GREEN STATION
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	78

EU Directive 2002/91/EC



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