

Stanfords

— sales & lettings —



£450,000 Share of Freehold

2 bedroom flat

Hither Green Lane

Hither Green

Read all about it...

This bright and well-presented two-bedroom split-level flat is ideally situated just a short walk away from Hither Green Station, providing frequent services into Central London as well as friendly local shops, a variety of places to eat and drink, and the beautiful open spaces of Mountsfield Park. Ideally situated for young families, Hither Green Lane is well served by local nurseries and good primary schools.

Set across the ground and first floors of a period conversion, this property features light and cosy lounge, with sash bay windows overlooking the front of the property, plantation shutters and a feature fireplace, a newly fitted kitchen, modern bathroom and two bedrooms on the first floor. Stepping outside, the large rear garden is shared between the two ground floor flats, although the current owners have partitioned the space to create two private sections, resulting in a lovingly maintained area. It boasts a lush green lawn with mature plant and tree borders leading to a rear patio, a perfect setting for alfresco dining and lounging in the sun.

Tenure: Share of Freehold (108 years remaining on lease) | **Service Charge & Ground Rent:** N/A | **Council Tax:** Lewisham band B

GROUND FLOOR

Lounge

15' 2" x 11' 4" (4.62m x 3.45m)

Double-glazed sash bay windows, plantation shutters, pendant ceiling light, fireplace, alcove cabinet, radiator, laminate wood flooring.

Kitchen

9' 8" x 6' 9" (2.95m x 2.06m)

Double-glazed door to garden, inset ceiling spotlights, fitted kitchen units, ceramic sink with mixer tap, integrated dishwasher, oven, induction hob, extractor hood and under-counter lights, plumbing for washing machine, laminate flooring.

Bathroom

7' 1" x 4' 3" (2.16m x 1.30m)

Inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

FIRST FLOOR

Bedroom

15' 2" x 9' 5" (4.62m x 2.87m)

Double-glazed sash bay windows, plantation shutters, pendant ceiling light, radiator, fitted carpet.

Bedroom

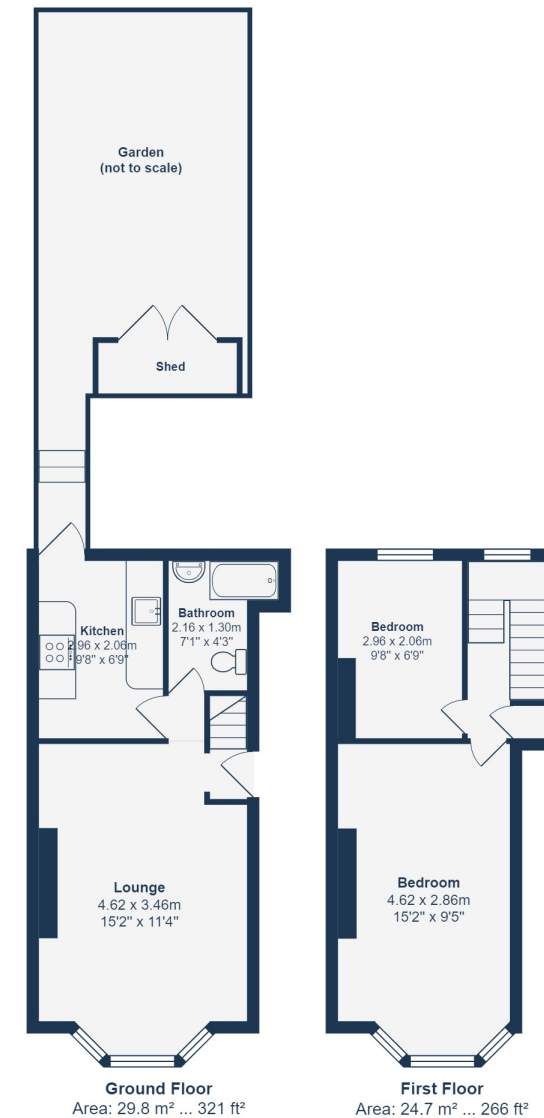
9' 8" x 6' 9" (2.95m x 2.06m)

Single-glazed window, pendant ceiling light, radiator, fitted carpet.

OUTSIDE

Garden

Private section of garden. Lawn with mature plant and tree borders leading to rear patio, large storage shed.



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?

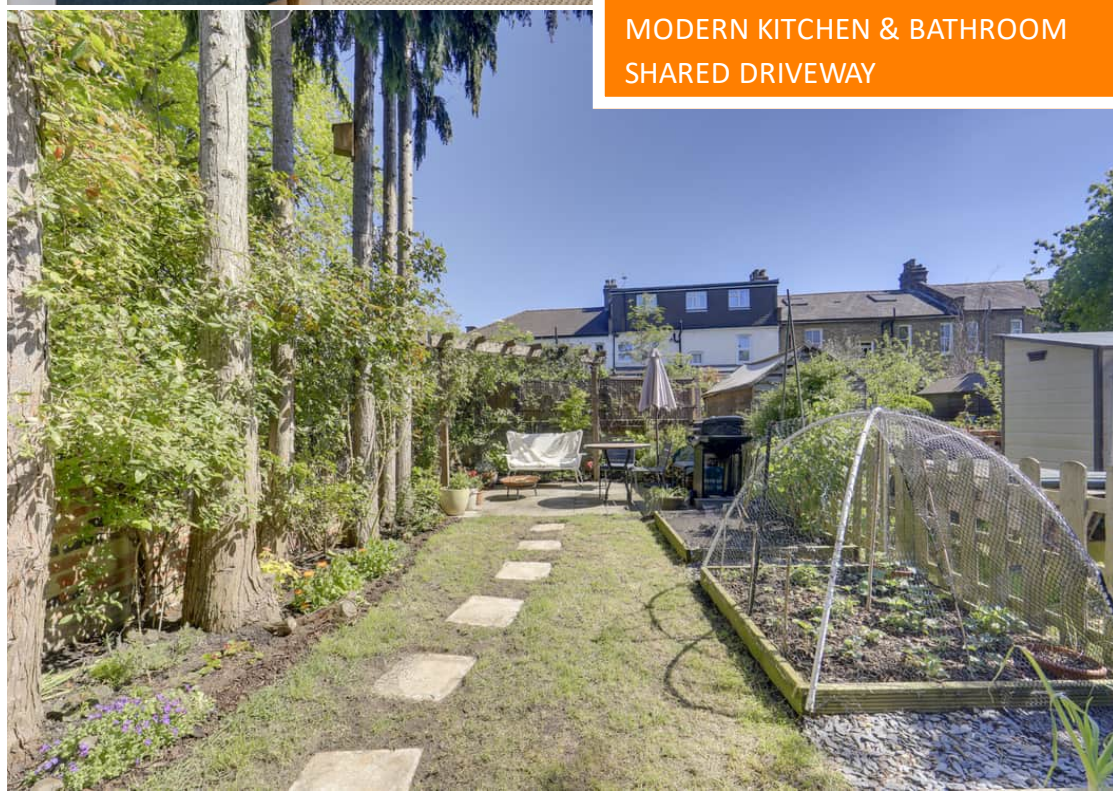
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

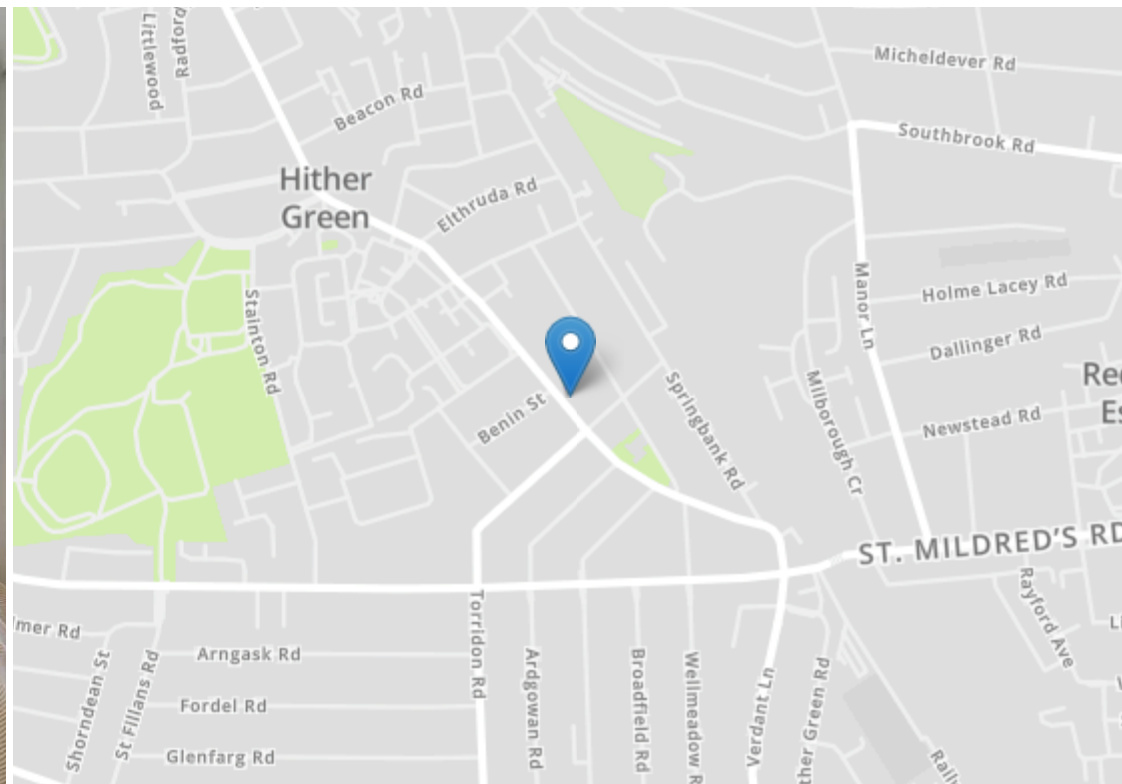
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FANTASTIC CONDITION
THROUGHOUT
MODERN KITCHEN & BATHROOM
SHARED DRIVEWAY

SPLIT LEVEL FLAT
CIRCA 50FT REAR GARDEN
0.4 MI TO HITHER GREEN STATION





Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



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