

# Stanfords

— sales & lettings —



**Guide Price £315,000 Leasehold**

1 bedroom flat

Hither Green Lane

Hither Green

# Read all about it...

A bright and well-presented first-floor flat benefitting from allocated off-street parking and a communal garden. Ideal for buyers seeking fast transport links and a vibrant local area, this property is just 0.4 miles from Hither Green Station, providing frequent services to Central London. The area also boasts a 24-hour Anytime Fitness gym, friendly local shops, a variety of places to eat and drink, and the beautiful open spaces of Mountsfield Park, all within walking distance.

Recently re-decorated throughout, this end-terrace flat boasts a light and spacious lounge, flooded with natural light from dual-aspect East and South-West facing bay windows, fitted with plantation shutters and recently replaced new double glazing installations. Further along the hall, you'll find a modern kitchen and bathroom, and a double bedroom with ample storage. In addition to the allocated off-street parking and well-maintained communal garden, this property also benefits from its own steel high security bike shed, ideal for three bikes or additional storage needs.

**Tenure:** Leasehold (157 years remaining) | **Service Charge:** £1,111pa | **Ground Rent:** N/A | **Council Tax:** Lewisham band B

## FIRST FLOOR

### Lounge

15' 2" x 14' 8" (4.62m x 4.47m)

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

### Kitchen

9' 1" x 8' 0" (2.77m x 2.44m)

Double-glazed window, ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven, four ring gas hob and extractor hood, combi boiler, laminate flooring.

### Bedroom

12' 3" x 9' 1" (3.73m x 2.77m)

Double-glazed windows, professionally fitted black-out blinds, pendant ceiling light, wall-mounted air conditioning unit, radiator, vinyl flooring.

### Bathroom

6' 10" x 5' 10" (2.08m x 1.78m)

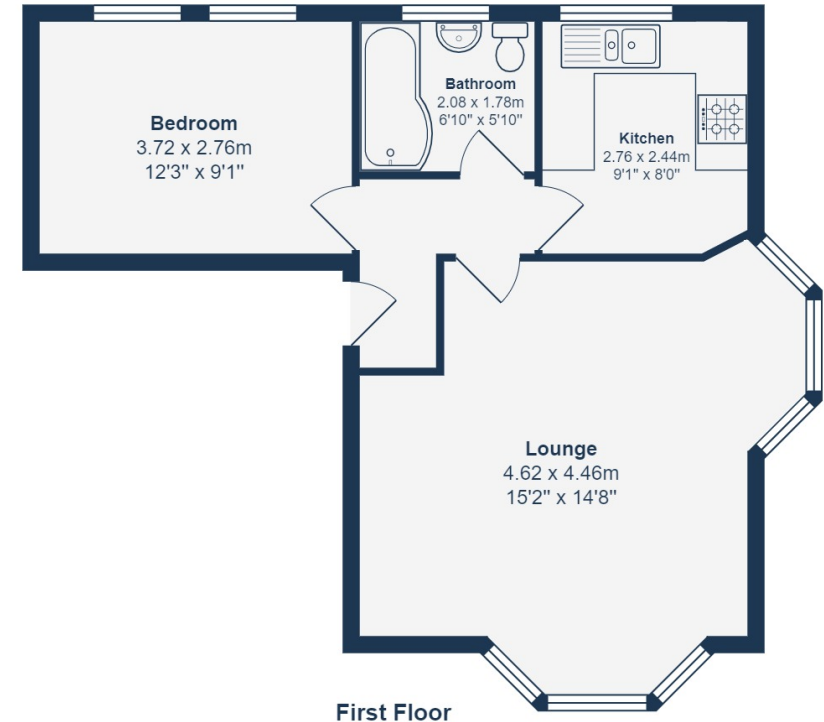
Double-glazed window, ceiling light, bathtub with shower and screen, pedestal washbasin, WC, radiator, vinyl flooring.

## OUTSIDE

**Communal Garden**

**Allocated Parking**

**Secure Shed**



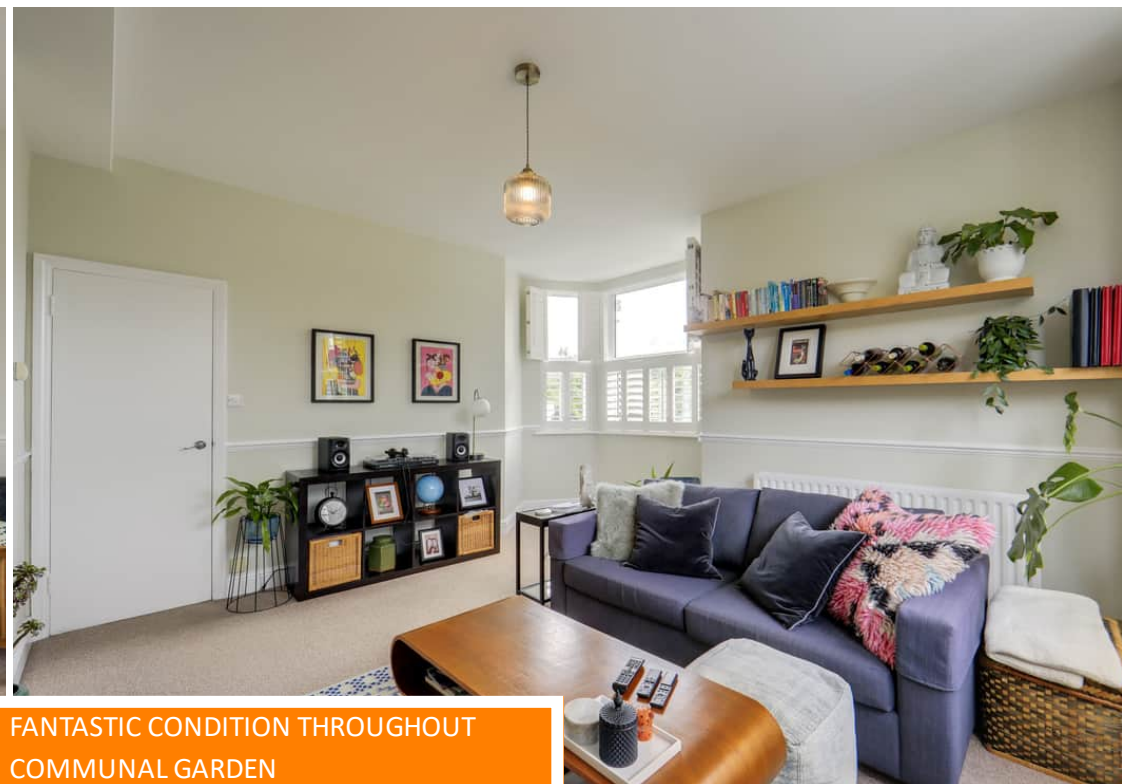
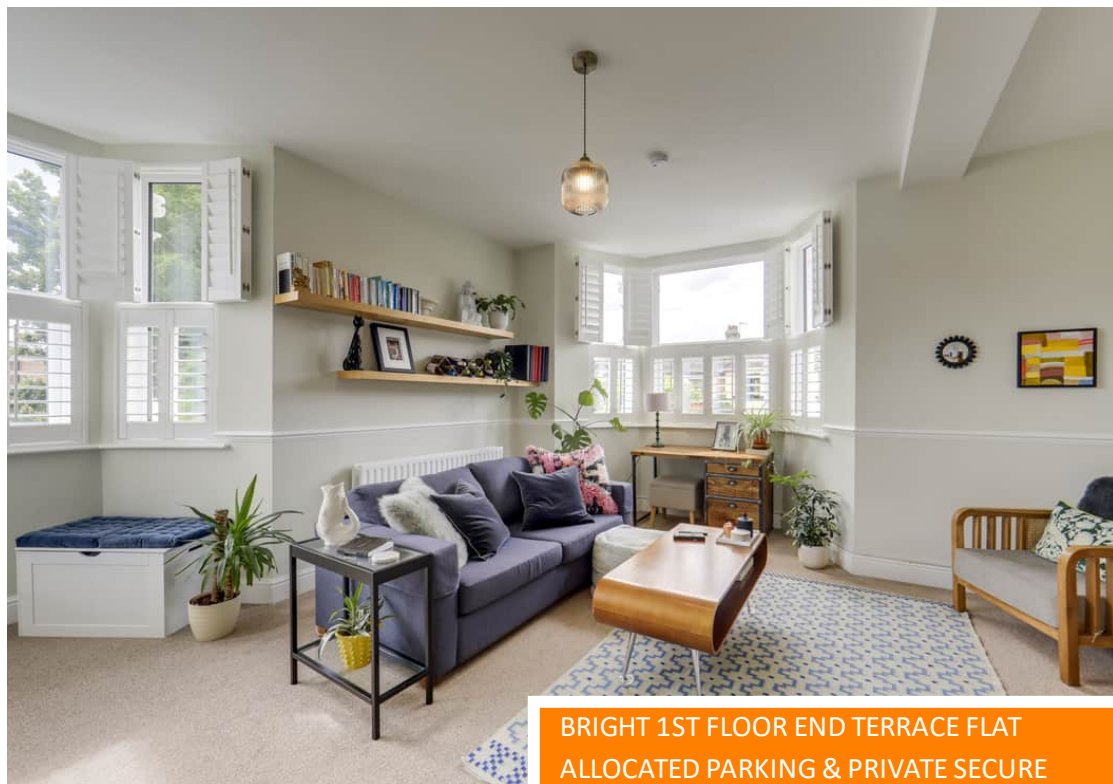
Total Area: 47.0 m<sup>2</sup> ... 505 ft<sup>2</sup>

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?

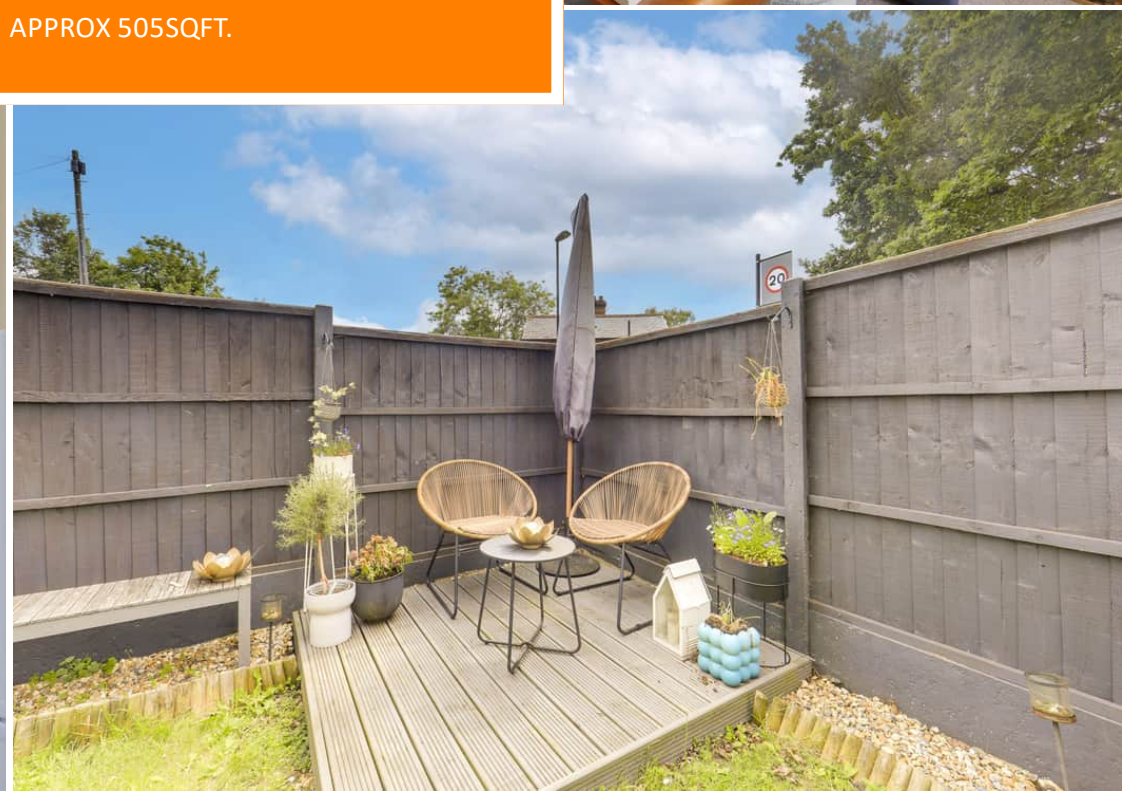
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

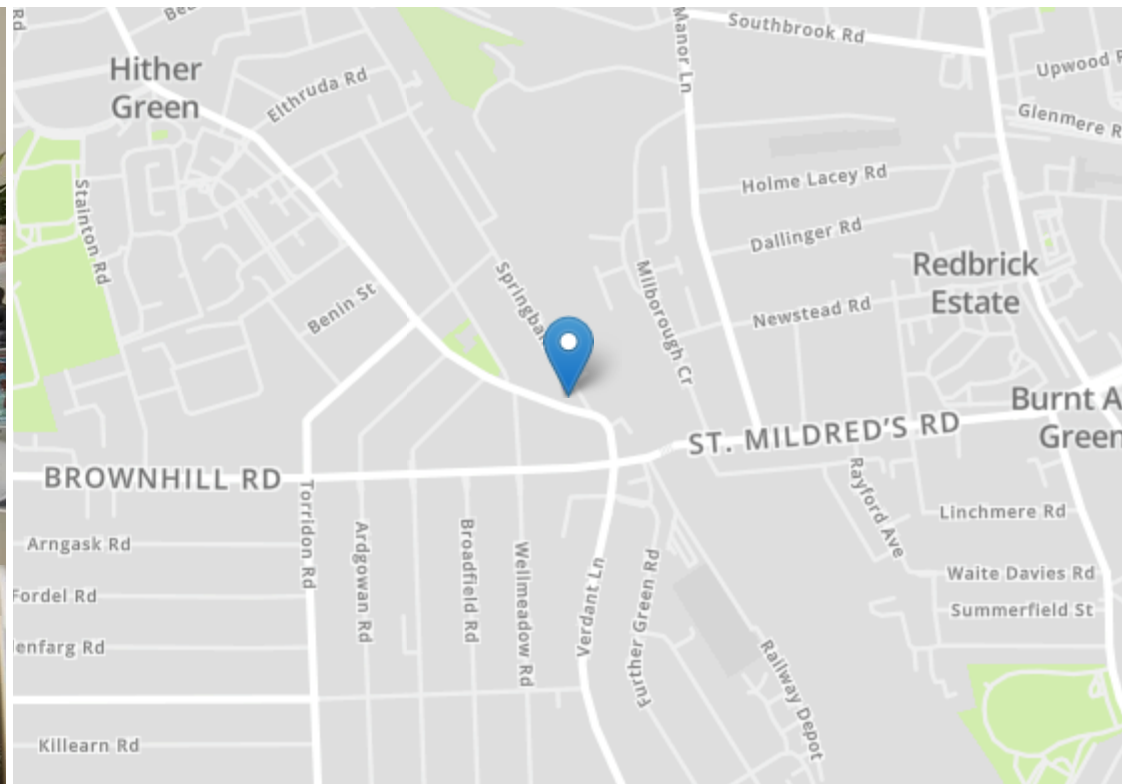
[www.stanfordstates.london](http://www.stanfordstates.london)



BRIGHT 1ST FLOOR END TERRACE FLAT  
ALLOCATED PARKING & PRIVATE SECURE  
BIKE SHED  
0.4 MI TO HITHER GREEN STATION

FANTASTIC CONDITION THROUGHOUT  
COMMUNAL GARDEN  
APPROX 505SQFT.





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>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.