

# Stanfords

— sales & lettings —



**Guide Price £375,000 Leasehold**

2 bedroom flat

George Lane

Hither Green



# Read all about it...

Offered to the market with no onward chain, this bright and spacious two-bedroom first-floor flat presents an ideal opportunity for buyers looking to put their own stamp on their next property.

Situated just 0.4 miles from Hither Green Station, this property is perfectly positioned for those seeking a vibrant local area with excellent transport links. Within walking distance, you'll find a 24-hour Anytime Fitness gym, friendly local shops, a variety of dining options, and the beautiful open spaces of Mountsfield Park.

Set on the first floor of a charming period conversion, this flat features a large lounge with ample space for dining and bay windows that fill the room with natural light. Further along the hall, you'll find a separate kitchen and bathroom, as well as two well-proportioned bedrooms.

**Tenure:** Leasehold (155 years remaining) | **Service Charge:** £1,250pa | **Ground Rent:** N/A | **Council Tax:** Lewisham band B

## FIRST FLOOR

### Lounge

15' 11" x 11' 11" (4.85m x 3.63m)

Sash windows, pendant ceiling lights, cast-iron fireplace, radiators, fitted carpet.

### Kitchen

8' 2" x 7' 6" (2.49m x 2.29m)

Sash window, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine, boiler, vinyl flooring.

### Bedroom

10' 10" x 10' 4" (3.30m x 3.15m)

Sash windows, pendant ceiling light, radiator, fitted carpet.

### Bedroom

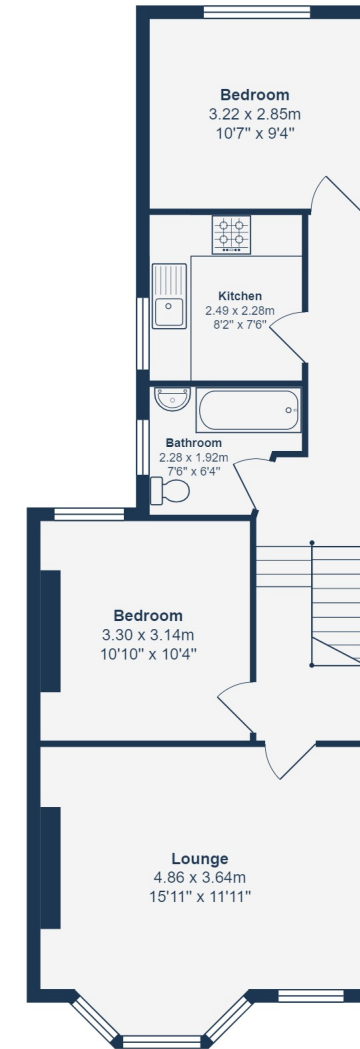
10' 7" x 9' 4" (3.23m x 2.84m)

Sash windows, pendant ceiling light, radiator, fitted carpet.

### Bathroom

7' 6" x 6' 4" (2.29m x 1.93m)

Sash windows, ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.



### First Floor

Total Area: 59.9 m<sup>2</sup> ... 645 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

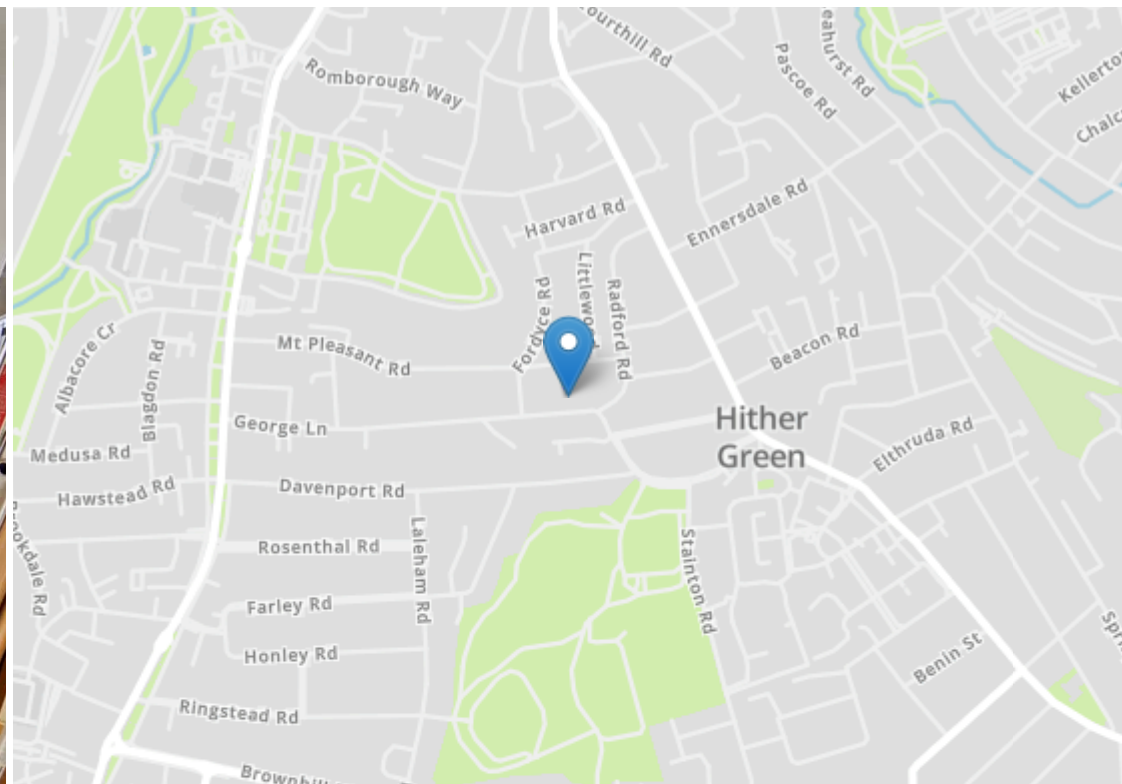
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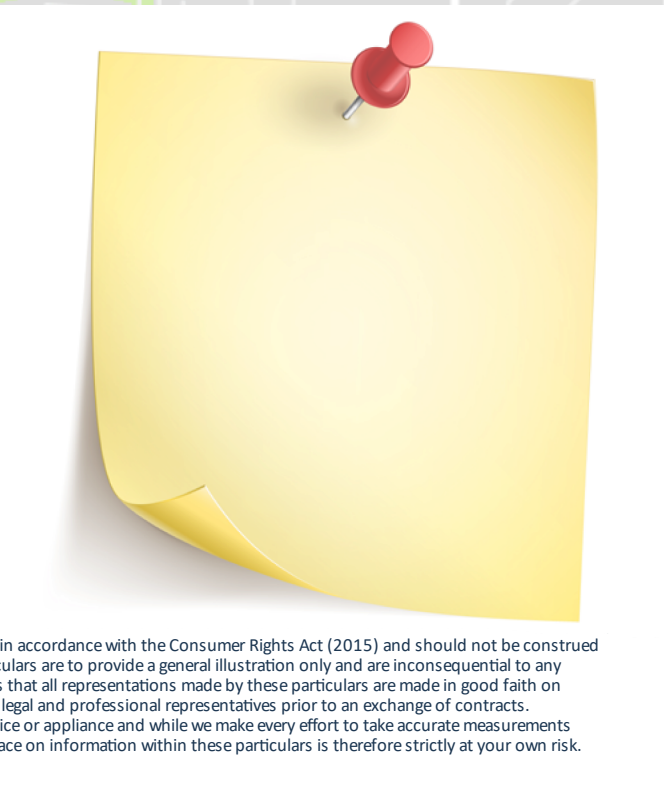
FIRST FLOOR FLAT  
TWO DOUBLE BEDROOMS  
0.4 MI TO HITHER GREEN  
STATION

CHAIN FREE  
APPROX 645SQFT.  
CLOSE TO MOUNTSFIELD PARK  
STATION





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>		
(55-68)	<b>D</b>	61	67
(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	



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