



**Guide Price £290,000 Leasehold**  
2 bedroom flat

Lee High Road  
Hither Green

## Read all about it...

A spacious and well-presented two-bedroom flat, situated on the top floor of a private residential block, ideally suited for buyers seeking excellent transport links and a vibrant local area. This property is conveniently located within a mile of Hither Green, Blackheath, and Lewisham Stations, offering frequent National Rail and DLR services into Central London. The local area boasts a range of convenient amenities, including a GP practice and a 24-hour gym within walking distance, as well as a diverse array of shops, supermarkets, and exciting places to eat and drink. Additionally, the beautiful open spaces of Manor House Gardens and Manor Park are just a short walk away.

Inside, the flat features light and modern decor throughout. A spacious entrance hall leads to a generously sized lounge with plenty of space for a dining table, making it an ideal space to entertain guests. The hall also provides access to a modern kitchen and bathroom, two good-sized bedrooms, and a handy utility closet. This property benefits from a rear balcony that provides access to a small communal garden via an external staircase.

**Tenure:** Leasehold (114 years remaining) | **Service Charge:** £271pm (Inc buildings insurance, heating, hot water, communal area maintenance & cleaning, sink fund) | **Ground Rent:** £50pa | **Council Tax:** Lewisham band B

### THIRD FLOOR

#### Entrance Hall

11' 5" x 4' 9" (3.48m x 1.45m)

Pendant ceiling light, cupboard housing washing machine, storage cupboard, radiator, laminate wood flooring.

#### Lounge

15' 4" x 11' 3" (4.67m x 3.43m)

Double-glazed windows, ceiling light, alcove shelving, wall-mounted electric heater, laminate wood flooring.

#### Kitchen

8' 10" x 7' 2" (2.69m x 2.18m)

Double-glazed windows and door to balcony, flush ceiling light, fitted kitchen units. 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, oven, electric hob and extractor hood, fridge/freezer, vinyl flooring.

#### Bedroom

12' 4" x 10' 5" (3.76m x 3.17m)

Double-glazed windows, pendant ceiling light, wall-mounted electric heater, laminate wood flooring.

#### Bedroom

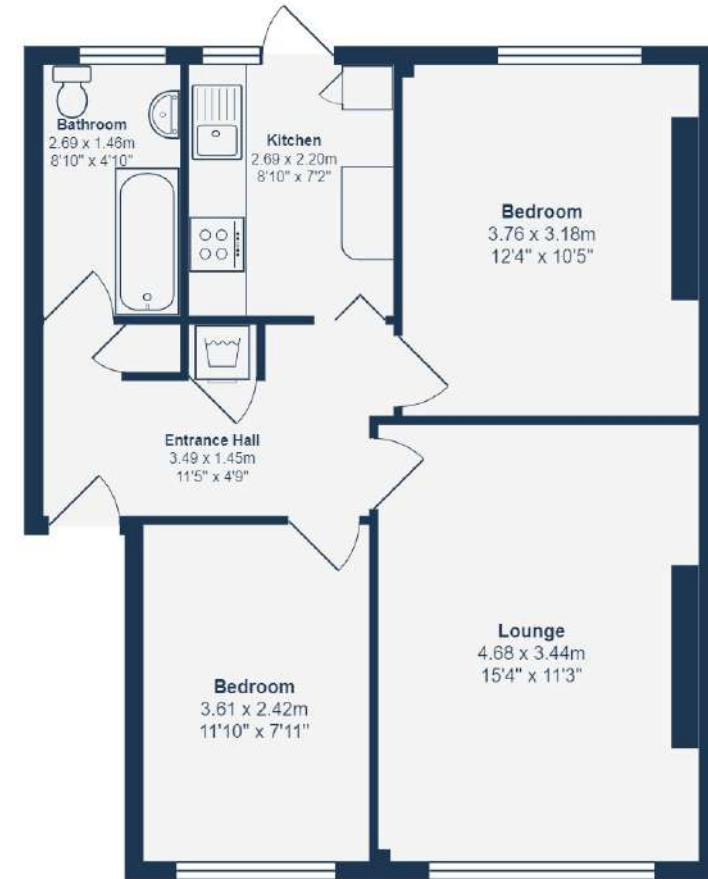
11' 10" x 7' 11" (3.61m x 2.41m)

Double-glazed windows, pendant ceiling light, laminate wood flooring.

#### Bathroom

8' 10" x 4' 10" (2.69m x 1.47m)

Double-glazed window, flush ceiling light, bathtub with shower and screen, pedestal washbasin, WC, laminate wood flooring.



Third Floor

Total Area: 56.1 m<sup>2</sup> ... 603 ft<sup>2</sup>

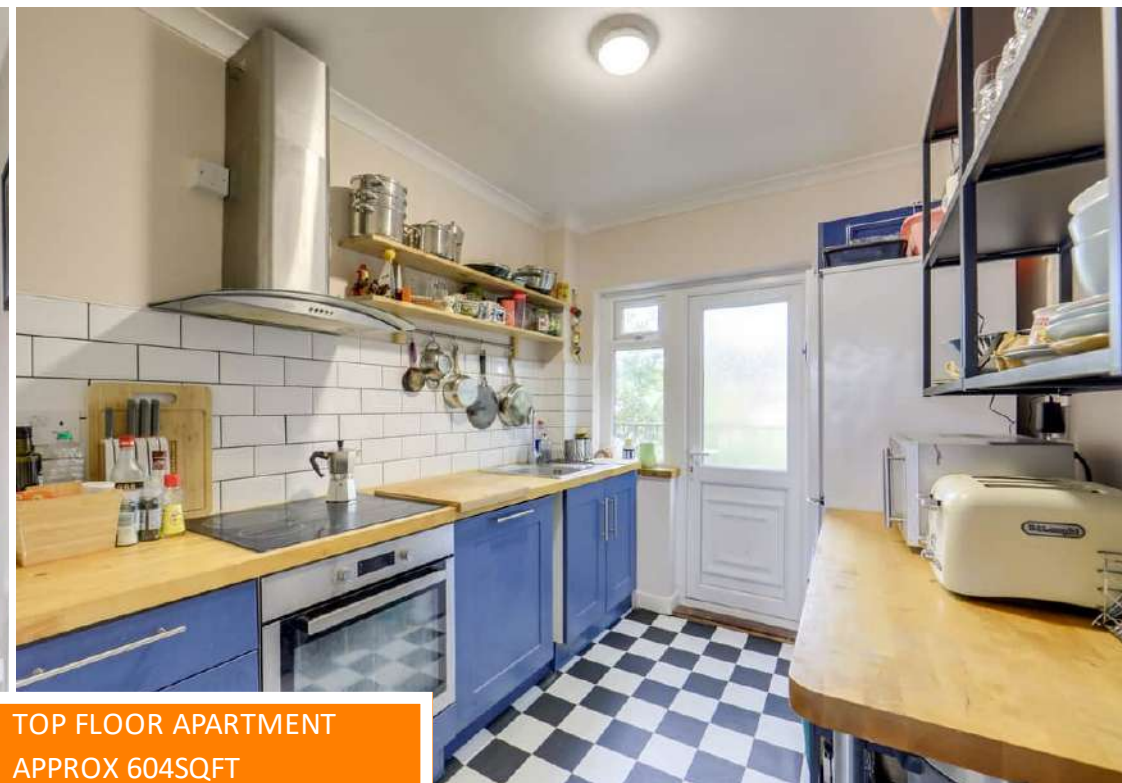
Drawn for Stanfords Sales & Lettings

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?

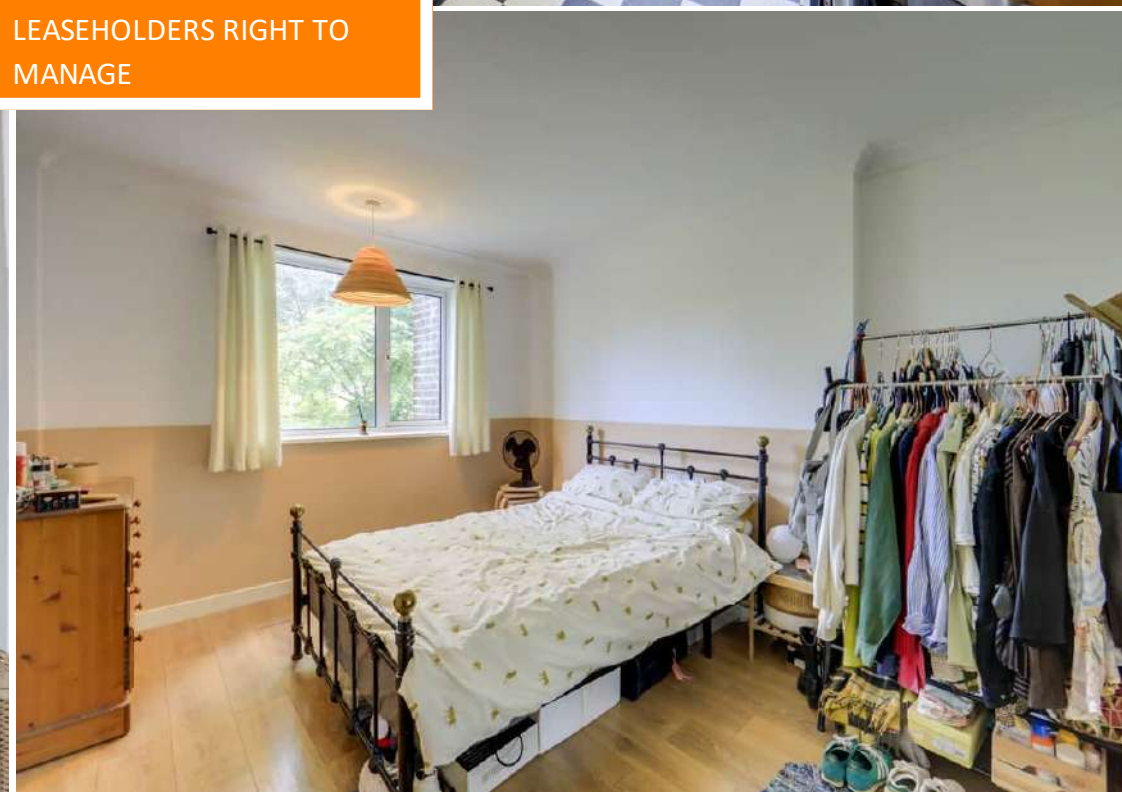
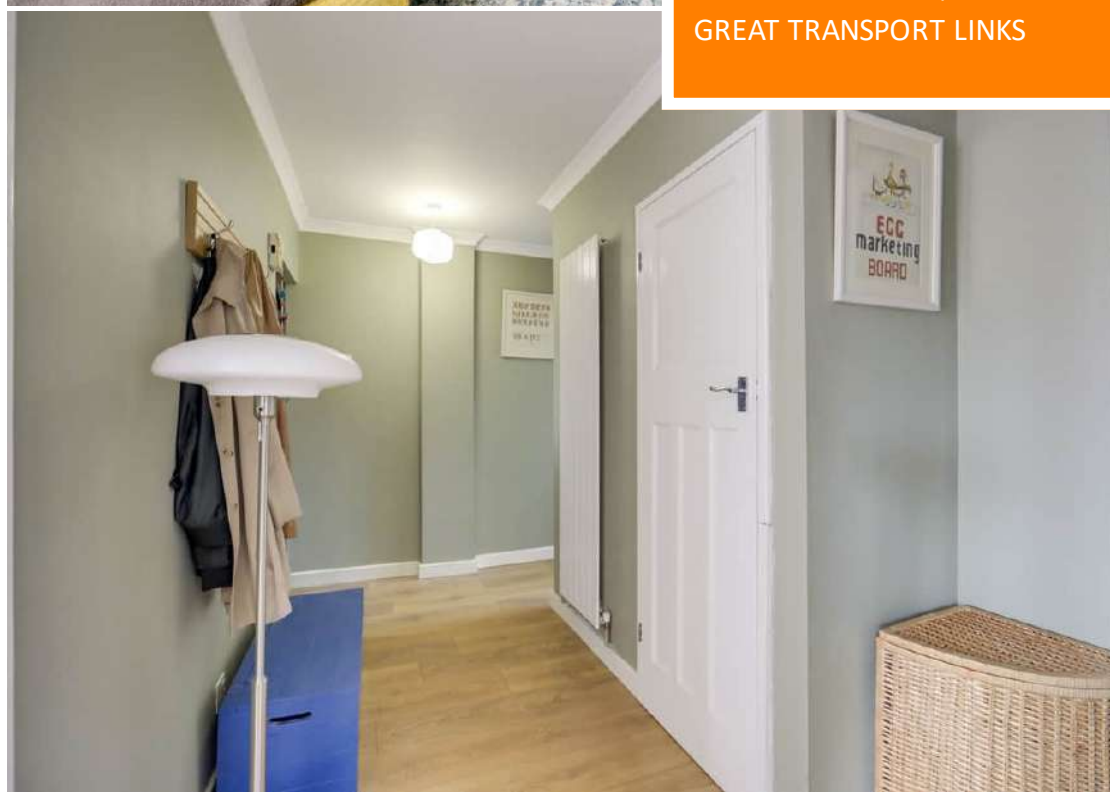
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

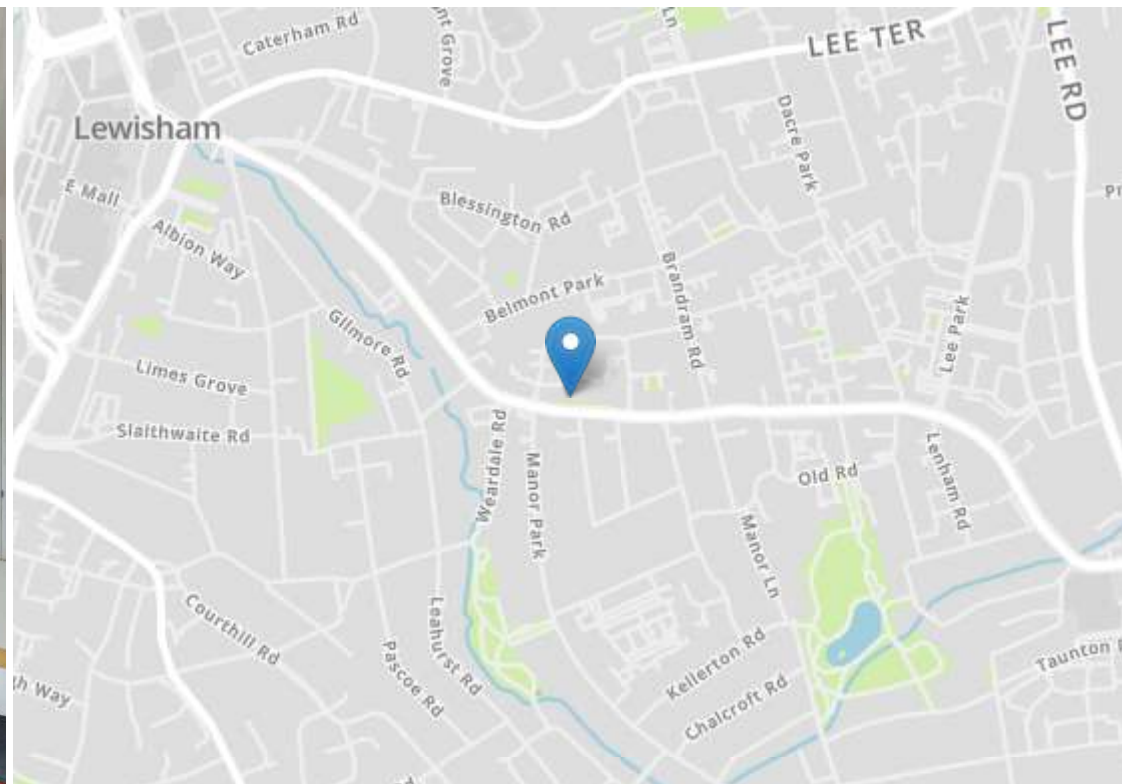
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TWO DOUBLE BEDROOMS  
SPACIOUS LOUNGE/DINER  
GREAT TRANSPORT LINKS

TOP FLOOR APARTMENT  
APPROX 604SQFT  
LEASEHOLDERS RIGHT TO  
MANAGE





**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
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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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