

Stanfords  
— sales & lettings —



**Guide Price £270,000 Leasehold**

1 bedroom flat

Cordwell Road  
Hither Green

## Read all about it...

An ideal purchase for a first-time buyer or a purchaser looking to make a rental investment, this flat is ideally located in close proximity to Hither Green Station, providing a range of commuter services into Central London, including London Bridge in just 10 minutes. Locally the property also benefits from a variety of amenities including popular independent shops, cafes and restaurants and the beautiful open spaces on Manor House Gardens and Manor Park.

Situated on the second floor of a purpose built block and in good condition throughout, this property consists of a large lounge and a separate kitchen, a good sized double bedroom and bathroom.

Offered to the market with no onward chain.

**Leasehold:** 89 Years remaining | **Service Charge:** £51.25pm | **Ground Rent:** £10 | **Council Tax:** Lewisham Band B

### SECOND FLOOR

#### Lounge

17' 4" x 8' 10" (5.28m x 2.69m)

Double glazed windows, ceiling spotlights, radiator, laminate wood flooring.

#### Kitchen

14' 3" x 7' 2" (4.34m x 2.18m)

Double glazed windows, ceiling light, fitted kitchen units and breakfast bar, sink with mixer tap and drainer, freestanding oven with electric hob, extractor

hood, plumbing for washing machine, combi boiler, radiator, vinyl flooring.

#### Bedroom

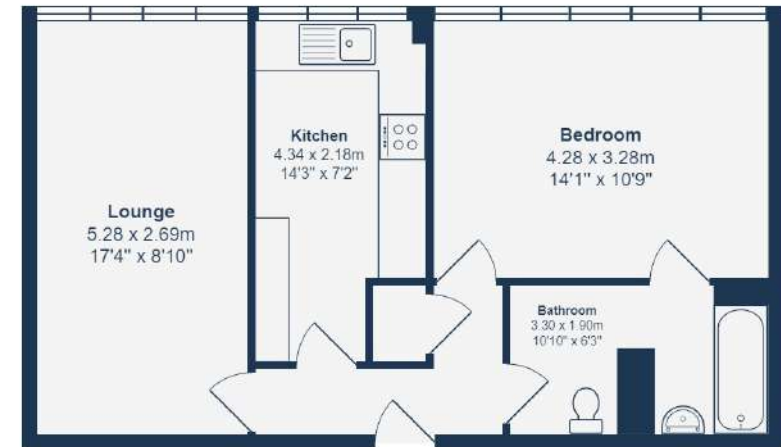
14' 1" x 10' 9" (4.29m x 3.28m)

Double glazed windows, ceiling spotlights, radiator, laminate wood flooring.

#### Bathroom

10' 10" x 6' 3" (3.30m x 1.91m)

Ceiling spotlights, bathtub with shower, pedestal washbasin, WC, tiled flooring.



Second Floor

Total Area: 49.4 m<sup>2</sup> ... 531 ft<sup>2</sup>

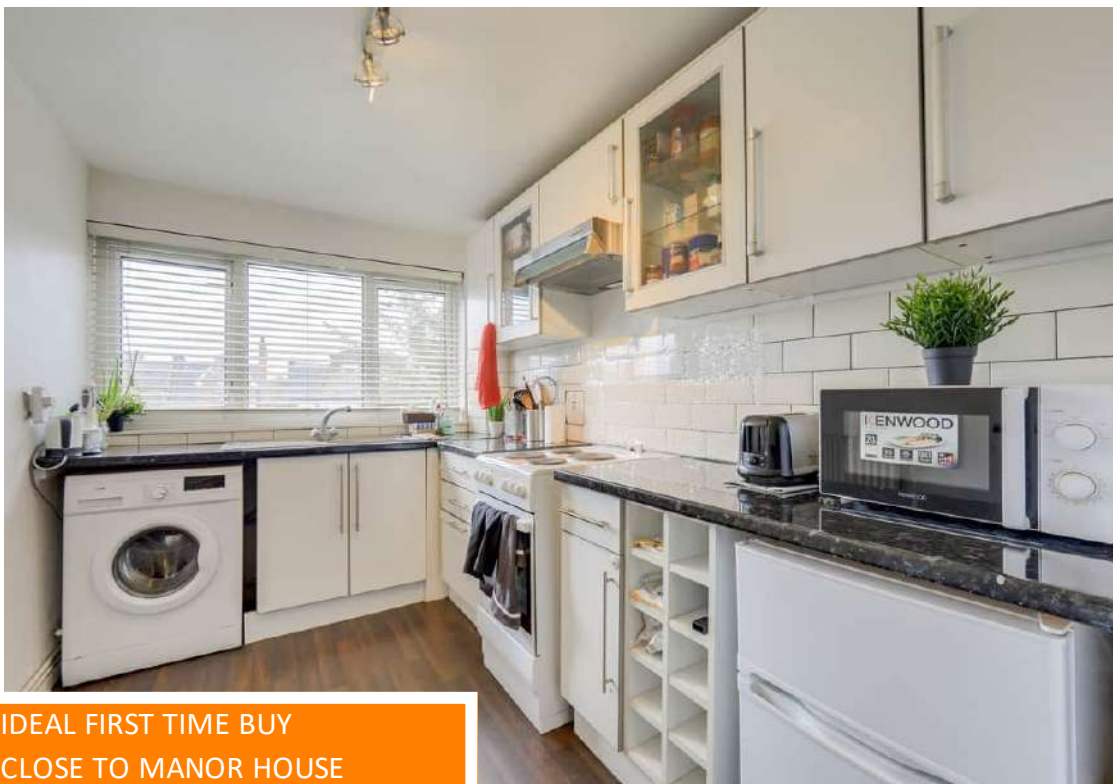
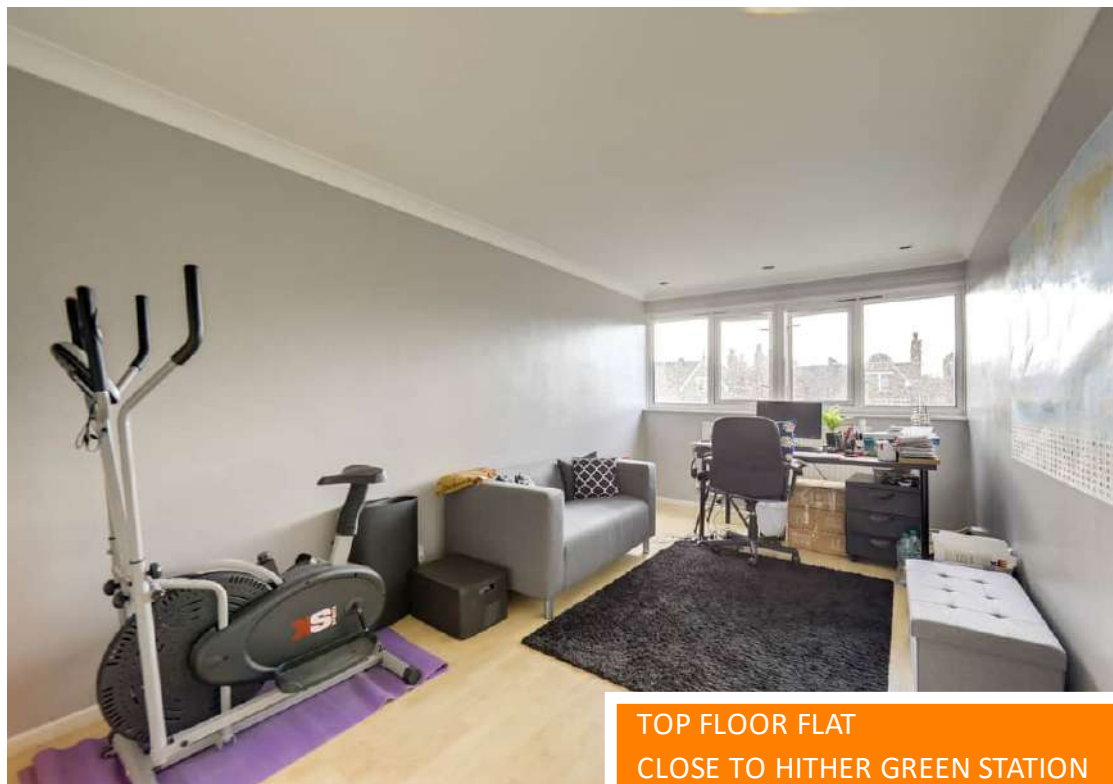
Drawn for Stanfords Sales & Lettings

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?

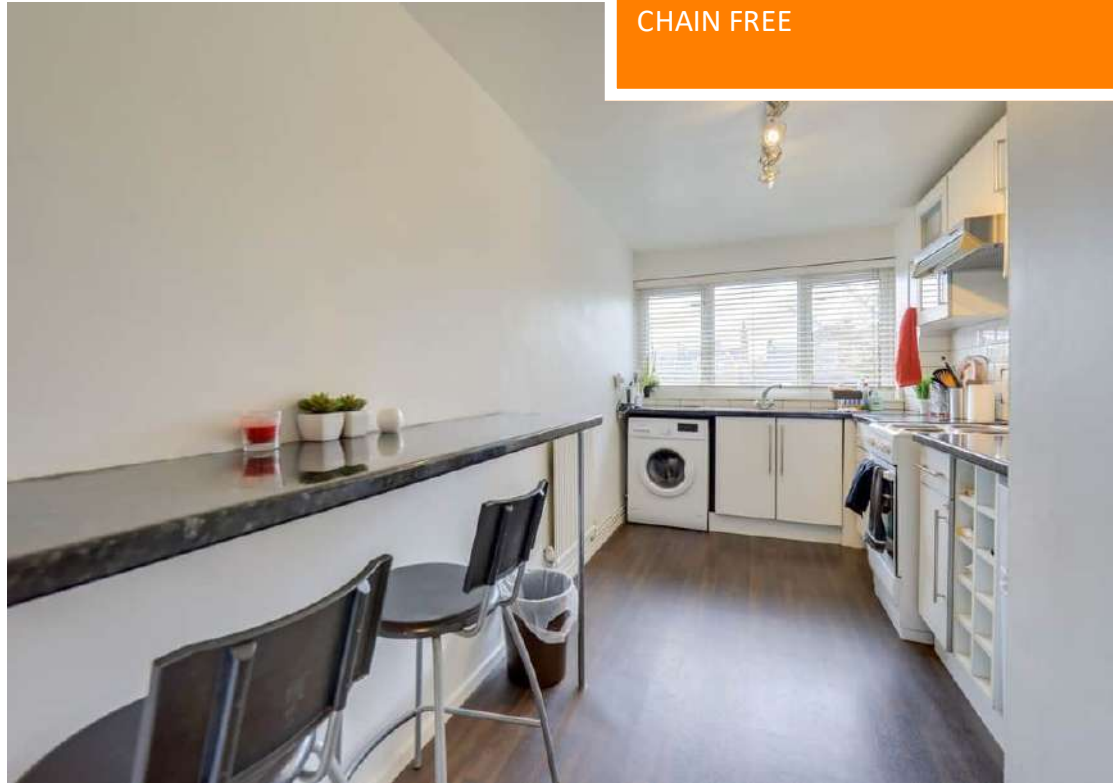
Call 020 8852 0026 or email us at [hithergreen@stanfordestates.london](mailto:hithergreen@stanfordestates.london) to arrange a viewing or request further information

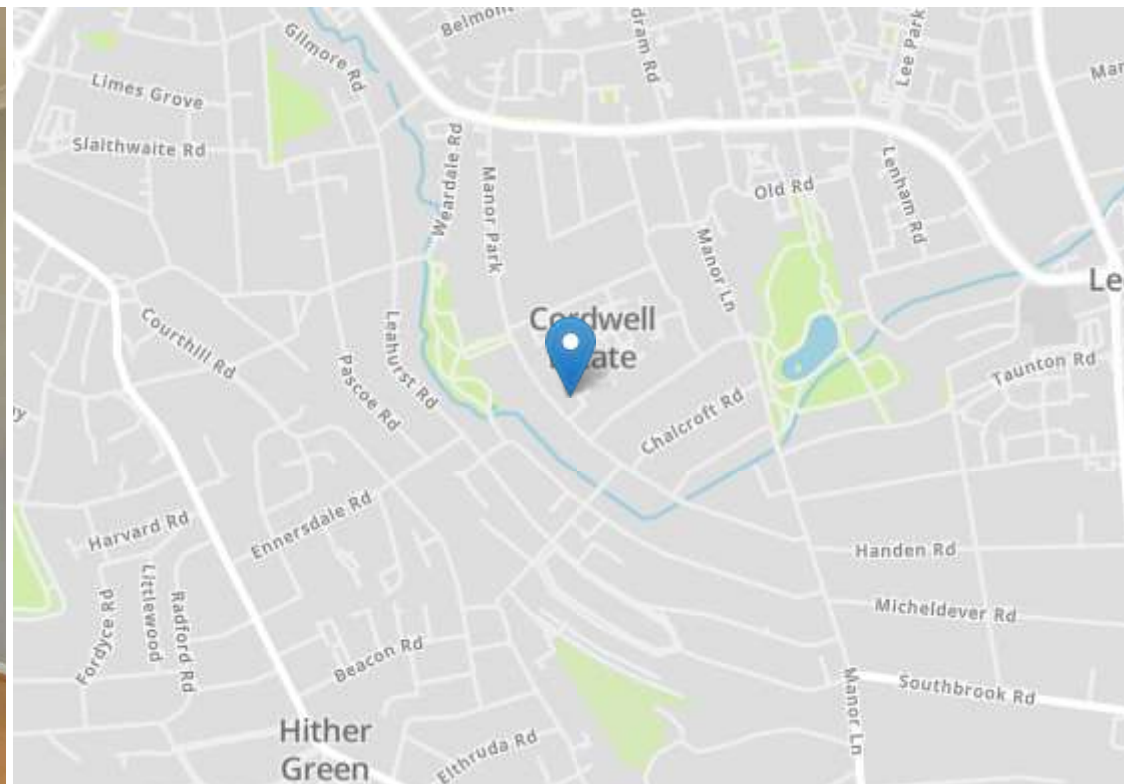
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TOP FLOOR FLAT  
CLOSE TO HITHER GREEN STATION  
CHAIN FREE

IDEAL FIRST TIME BUY  
CLOSE TO MANOR HOUSE  
GARDENS  
TOTAL AREA - 531SQFT.





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>	79	79
(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	



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