

Stanfords
— sales & lettings —



£415,000 Leasehold
2 bedroom flat

George Lane
Hither Green

Read all about it...

This bright and spacious two-bedroom flat is situated on the first floor of a charming period conversion in Hither Green. Beautifully decorated throughout, it combines modern décor with the period features that make these homes so popular. The welcoming entrance hall, bathed in natural light from a skylight, leads to a cosy lounge and two well-proportioned bedrooms, the master benefitting from built-in wardrobes. Toward the rear of the flat, you'll find the bathroom and a generously sized kitchen with modern fitted units and ample space for dining.

Ideally located within walking distance of essential amenities, including a GP practice, pharmacy, and a 24-hour Anytime Fitness Gym, the area also boasts a variety of shops, supermarkets, and exciting places to eat and drink. Hither Green Station offers excellent transport links into Central London, and George Lane is well-served by good nurseries and schools. The beautiful open spaces of Mountsfield Park are just a short stroll away, making this an ideal location for young families and professionals alike.

Tenure: Leasehold (150 years remaining) | **Service Charge & Ground Rent:** None | **Council Tax:** Lewisham band C

FIRST FLOOR

Lounge

13' 4" x 12' 10" (4.06m x 3.91m)

Double-glazed windows, pendant ceiling light, alcove shelving, radiator, fitted carpet.

Kitchen / Diner

12' 10" x 12' 8" (3.91m x 3.86m)

Single-glazed windows, track ceiling lights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for washing machine, integrated oven and electric hob, combi boiler, vinyl flooring.

Bedroom

12' 9" x 11' 0" (3.89m x 3.35m)

Double-glazed windows, pendant ceiling light, built-in wardrobes, radiator, fitted carpet.

Bedroom

12' 9" x 7' 10" (3.89m x 2.39m)

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

Bathroom

8' 3" x 6' 8" (2.51m x 2.03m)

Double-glazed windows, ceiling light, bathtub with shower, pedestal washbasin, WC, storage cupboard, heated towel rail, vinyl flooring.



First Floor

Total Area: 69.6 m² ... 749 ft²

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?

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TWO BEDROOM FLAT
KITCHEN / DINER
CLOSE TO MOUNTSFIELD PARK

FIRST FLOOR
0.6MI FROM HITHER GREEN
STATION
APPROX 749SQFT.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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