

Stanfords  
— sales & lettings —



**Guide Price £450,000 Leasehold**

2 bedroom flat

Springbank Road

Hither Green

## Read all about it...

This bright and well-presented two-bedroom split-level flat, nestled in the heart of Hither Green, is ideal for buyers seeking a vibrant local community with excellent commuter links.

Set across the ground and first floors of a charming double-fronted period conversion, the property is well-maintained throughout. The ground floor offers a cosy lounge and a spacious eat-in kitchen with modern units, while the first floor features two well-proportioned bedrooms, a family bathroom and access to a boarded loft for additional storage space. Outside, the lovingly maintained garden is a haven for gardening enthusiasts and provides the perfect space for alfresco dining and relaxing in the sun. The garden also includes a large shed with power, currently used as a workshop.

Just a short walk from Hither Green Station, with frequent services to Central London and beyond, the flat is close to friendly local shops, great dining spots, and essential amenities such as a GP practice, pharmacy, and 24-hour Anytime Fitness Gym. Popular with young families, Hither Green is well-served by local nurseries and primary schools and boasts plenty of green open spaces, including the beautiful Mountsfield Park just a short stroll away.

**Tenure:** Leasehold (100 years remaining) | **Monthly Service Charge:** £62.76 | **Ground Rent:** £10pa  
| **Council Tax:** Lewisham band C



**SPLIT-LEVEL FLAT**  
**PRIVATE GARDEN WITH**  
**WORKSHOP**  
**LOFT ACCESS FOR STORAGE**

**FANTASTIC CONDITION**  
**THROUGHOUT**  
**EAT-IN KITCHEN**  
**0.2MI TO HITHER GREEN**  
**STATION**

**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



## GROUND FLOOR

### Lounge

10' 3" x 9' 5" (3.12m x 2.87m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, storage cupboard, radiator, Karndean luxury vinyl flooring.

### Kitchen / Diner

13' 5" x 10' 2" (4.09m x 3.10m)

Double-glazed window and door to garden, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainer, Miele washer/dryer and dishwasher, integrated oven, induction hob and extractor hood, combi boiler, radiator, Karndean luxury vinyl flooring.

## FIRST FLOOR

### Bedroom

17' 0" x 9' 5" (5.18m x 2.87m)

Double-glazed windows, plantation shutters, ceiling fan and light, radiators, fitted carpet.

### Bedroom

10' 2" x 6' 10" (3.10m x 2.08m)

Double-glazed window, plantation shutters, pendant ceiling light, storage cupboard, radiator, fitted carpet.

### Bathroom

6' 6" x 6' 3" (1.98m x 1.91m)

Double-glazed window, ceiling light, bathtub with shower, washbasin, WC, radiator, tile flooring.

## LOFT

### Loft

Boarded loft with pull down ladder and ceiling light.

## OUTSIDE

### Garden

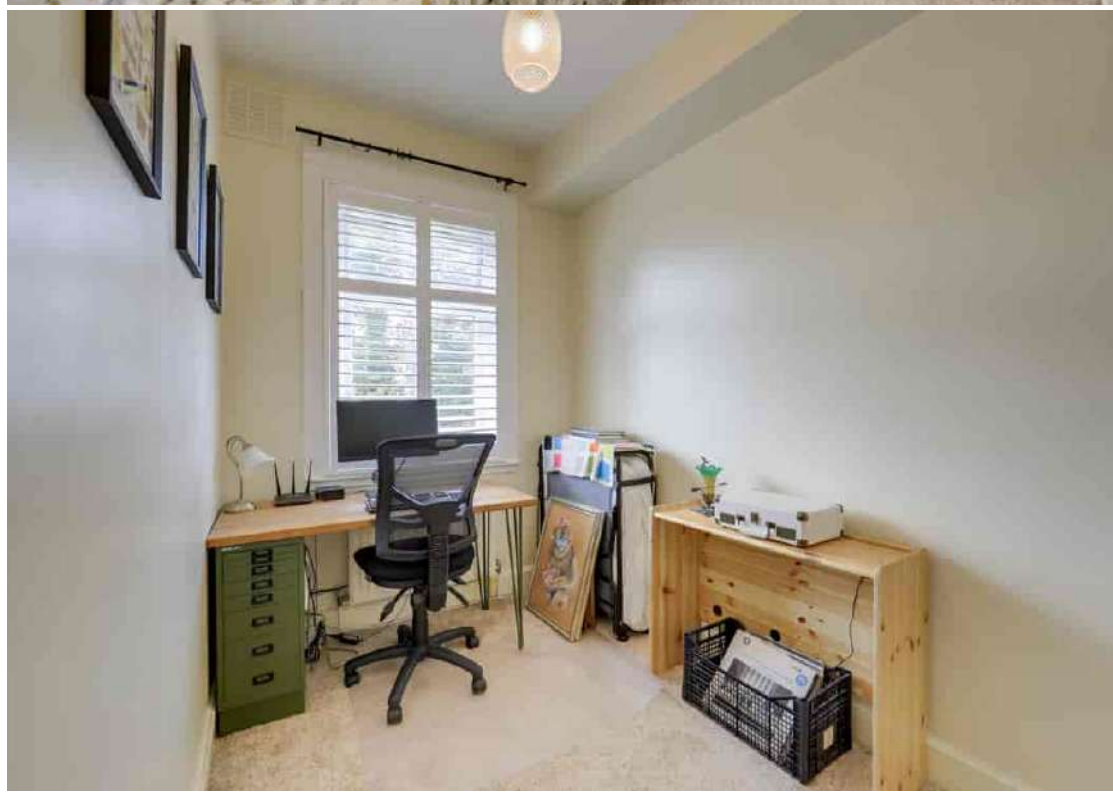
Front and rear patios, gravel pathway, mature plants, raised plant beds, workshop to rear.



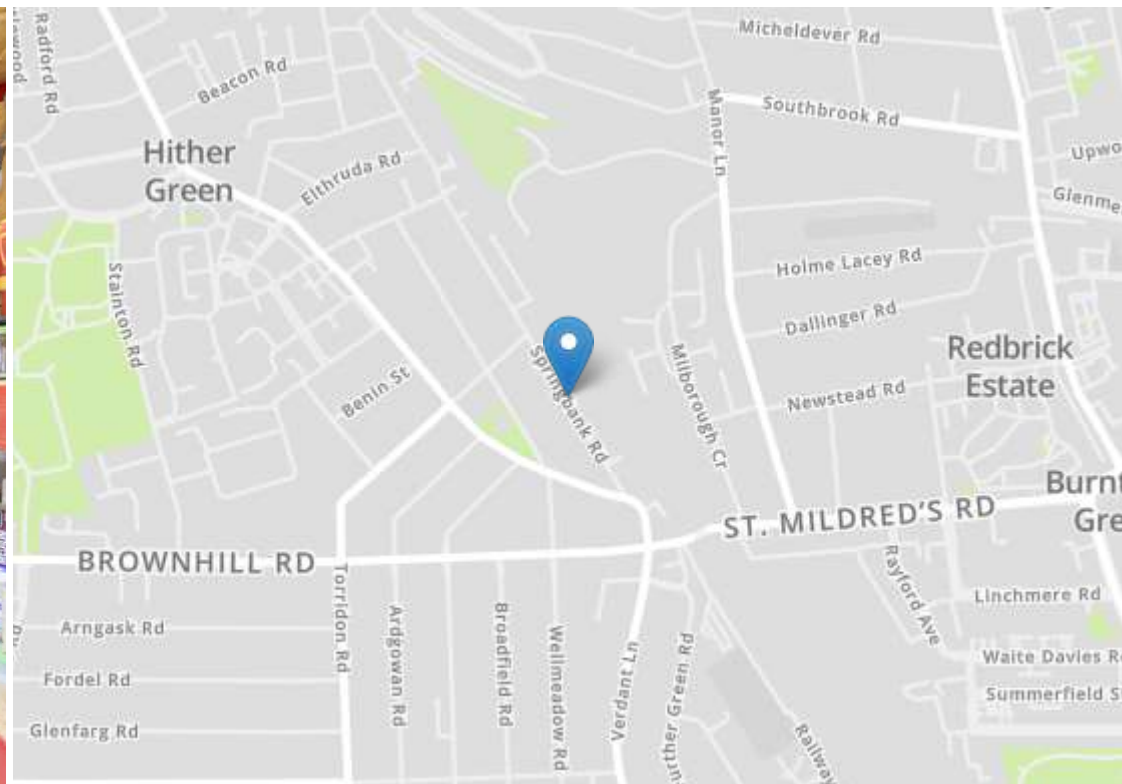
Total Area: 60.5 m<sup>2</sup> ... 651 ft<sup>2</sup>

Drawn for Stanfords Sales & Lettings

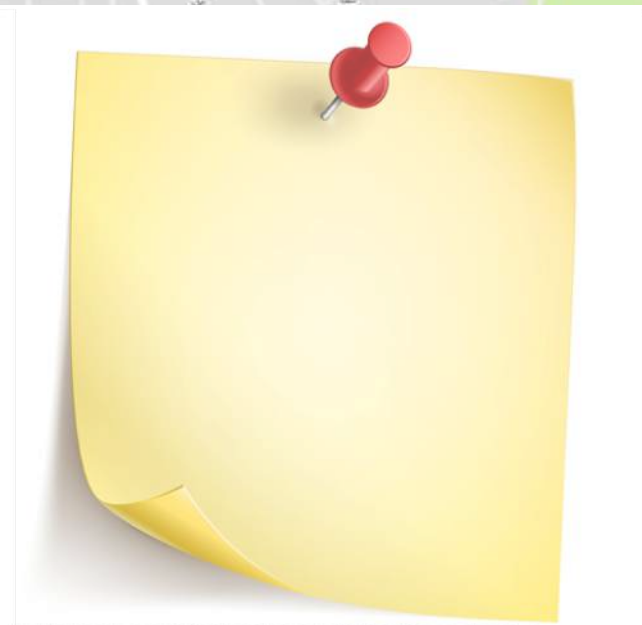
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>66</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		<b>66</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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