



**Guide Price £350,000 Leasehold**

2 bedroom flat

Mountsfield Court

Hither Green

# Read all about it...

Offered with no onward chain, this bright and spacious first-floor maisonette is set within a private cul-de-sac and benefits from its own entrance. Upon entry, a light-filled hallway leads to a generously sized lounge with a charming bay window that overlooks the front of the home. The property features two well-proportioned double bedrooms and a well-appointed bathroom. The kitchen, bathed in natural light from dual-aspect windows, provides ample storage space and direct access to a private terrace—ideal for alfresco dining or soaking up the sun in a peaceful setting.

Ideally situated for easy access to Hither Green Station, this home is within walking distance of essential amenities, including a GP practice, pharmacy, 24-hour Anytime Fitness Gym, and an array of shops, supermarkets, and vibrant dining options. Popular with families, Hither Green also boasts excellent nurseries and schools. The nearby Mountsfield Park offers beautifully landscaped green spaces, a playground, tennis courts, a bowling green, and a café—perfect for unwinding on warm summer days.

**Tenure:** Leasehold (983 years remaining) | **Monthly Service Charge:** Approx £70 | **Ground Rent:** None | **Council Tax:** Lewisham band B

## FIRST FLOOR

### Hallway

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

### Lounge

12' 4" x 11' 11" (3.76m x 3.63m)  
Double-glazed bay windows, pendant ceiling light, alcove shelving, radiator, wood flooring.

### Kitchen

9' 5" x 6' 9" (2.87m x 2.06m)  
Double-glazed window, door to terrace, pendant ceiling lights, fitted units, sink with mixer tap and drainer, plumbing for washing machine, integrated oven, gas hob and extractor hood, combi boiler, storage cupboard, vinyl flooring.

### Bedroom

11' 11" x 11' 2" (3.63m x 3.40m)  
Double-glazed windows, pendant ceiling light, radiator, wood flooring.

### Bedroom

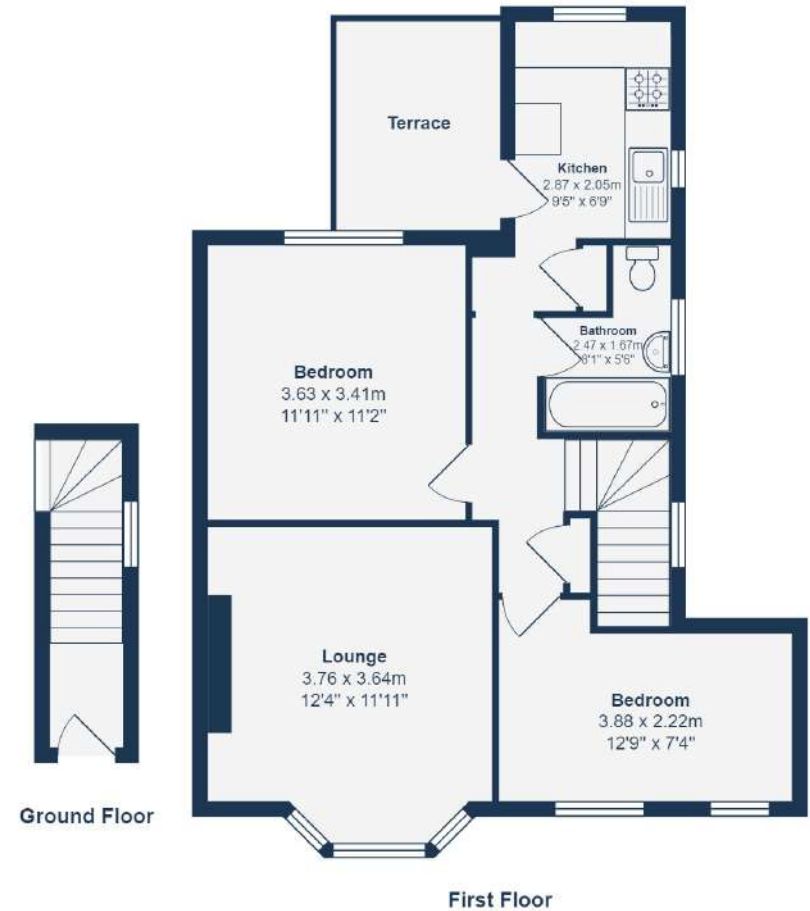
12' 9" x 7' 4" (3.89m x 2.24m)  
Double-glazed windows, pendant ceiling light, radiator, wood flooring.

### Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)  
Double-glazed window, ceiling light, bathtub with shower, pedestal washbasin, WC, vinyl flooring.

## OUTSIDE

### Terrace



Total Area: 59.8 m<sup>2</sup> ... 643 ft<sup>2</sup> (excluding terrace)

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?

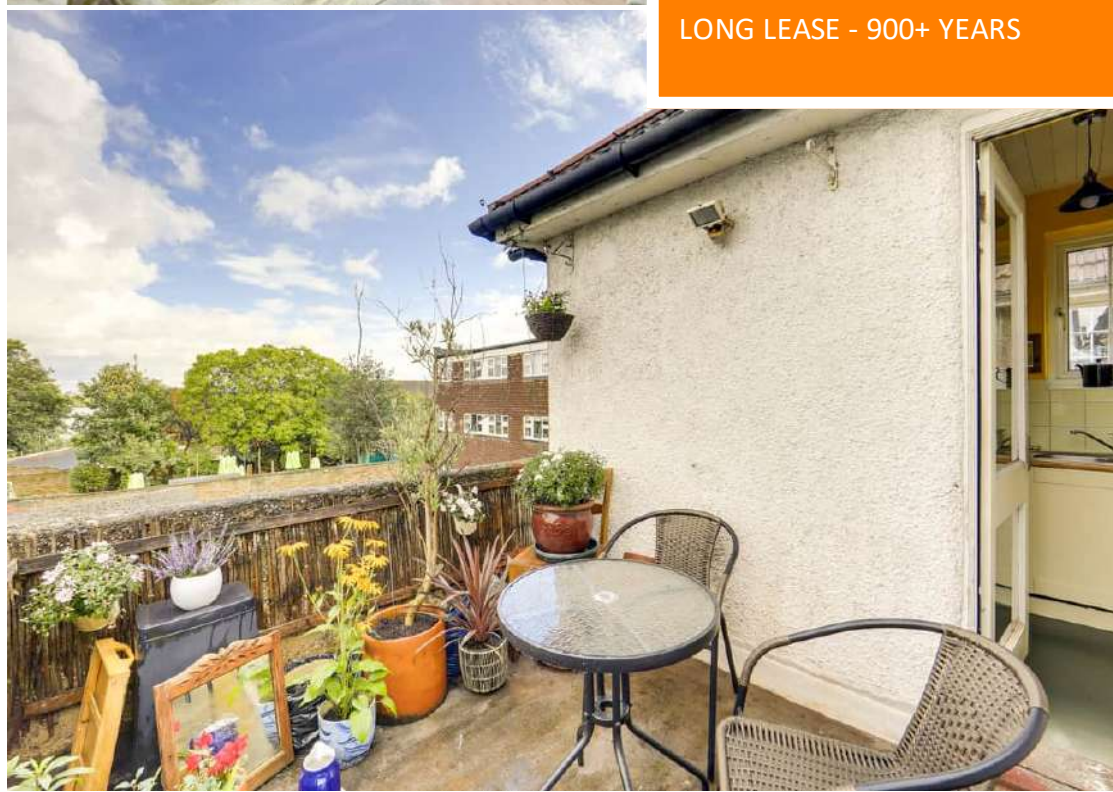
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FIRST FLOOR MAISONETTE  
QUIET CUL-DE-SAC  
LONG LEASE - 900+ YEARS

CHAIN FREE  
PRIVATE TERRACE  
0.3 MI FROM HITHER GREEN  
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>	69	75
(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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