

Stanfords

— sales & lettings —



£385,000 Leasehold
2 bedroom flat

Catalpa Court
Hither Green

Read all about it...

This bright and modern first-floor flat, complete with allocated off-street parking and a private balcony offering scenic clock tower views, is a fantastic opportunity for buyers looking for a move-in-ready home in a vibrant community with excellent transport links.

Immaculately presented, the property opens into a welcoming entrance hall with ample built-in storage. The bright and spacious open-plan living area seamlessly blends a modern kitchen. The well-thought-out layout clearly defines spaces for cooking, dining, and relaxing, making it perfect for both everyday living and entertaining guests. Large sliding doors lead out to a private balcony—an ideal spot to enjoy views of the greenery and the clock tower. Along the hallway, you'll find a family bathroom and two well-proportioned bedrooms, with the master bedroom benefitting from an ensuite shower room.

Located in Catalpa Court, a modern apartment block within the sought-after Meridian South Development, the flat offers excellent transport links via Hither Green Station. A range of essential amenities, including a GP practice, pharmacy, 24-hour Anytime Fitness Gym, and various shops, cafés, and restaurants, are within walking distance. The area, popular with families, boasts well-regarded nurseries and schools. For leisure, the nearby Mountsfield Park offers beautifully landscaped gardens, a playground, tennis courts, a bowling green, and a café—perfect for unwinding and enjoying the outdoors.

Tenure: Leasehold (104 years remaining) | **Monthly Service Charge:** £300 | **Ground Rent:** £200pa | **Council Tax:** Lewisham band C



FIRST FLOOR FLAT
CLOCK TOWER VIEWS
CLOSE TO HITHER GREEN
STATION

OPEN PLAN KITCHEN/LIVING
ROOM
MODERN DEVELOPMENT
GATED ALLOCATED PARKING

Like what you see?

Call **020 8852 0026** or email us at hithergreen@stanfordstates.london
to arrange a viewing or request further information



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



FIRST FLOOR

Entrance Hall

Pendant ceiling light, storage cupboards, wood flooring.

Open Plan Kitchen & Living Room

20' 9" x 16' 7" (6.32m x 5.05m)

Double-glazed sliding doors to balcony, inset ceiling spotlights, wall-mounted electric heaters, wood flooring, fitted kitchen units, under cabinet spotlights, sink with mixer tap and drainer, plumbing for washing machine, integrated microwave, fridge, freezer, oven, electric hob and extractor hood, tile flooring to kitchen area.

Bedroom

11' 10" x 11' 7" (3.61m x 3.53m)

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

Ensuite

6' 9" x 4' 5" (2.06m x 1.35m)

Ceiling light, walk-in shower, pedestal washbasin, WC, heated towel rail, tile flooring.

Bedroom

12' 2" x 8' 3" (3.71m x 2.51m)

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

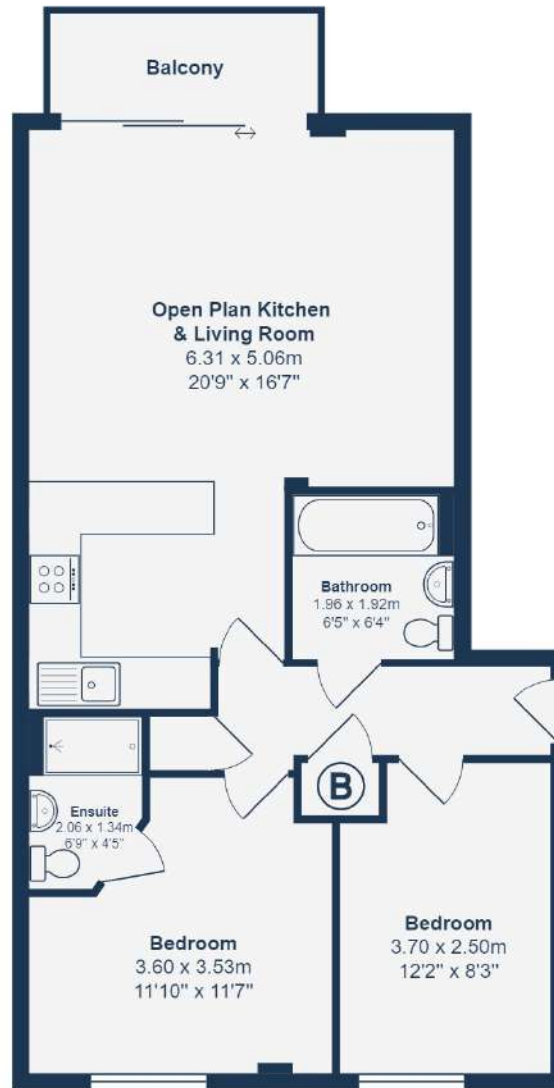
Bathroom

6' 5" x 6' 4" (1.96m x 1.93m)

Ceiling light, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Balcony



First Floor

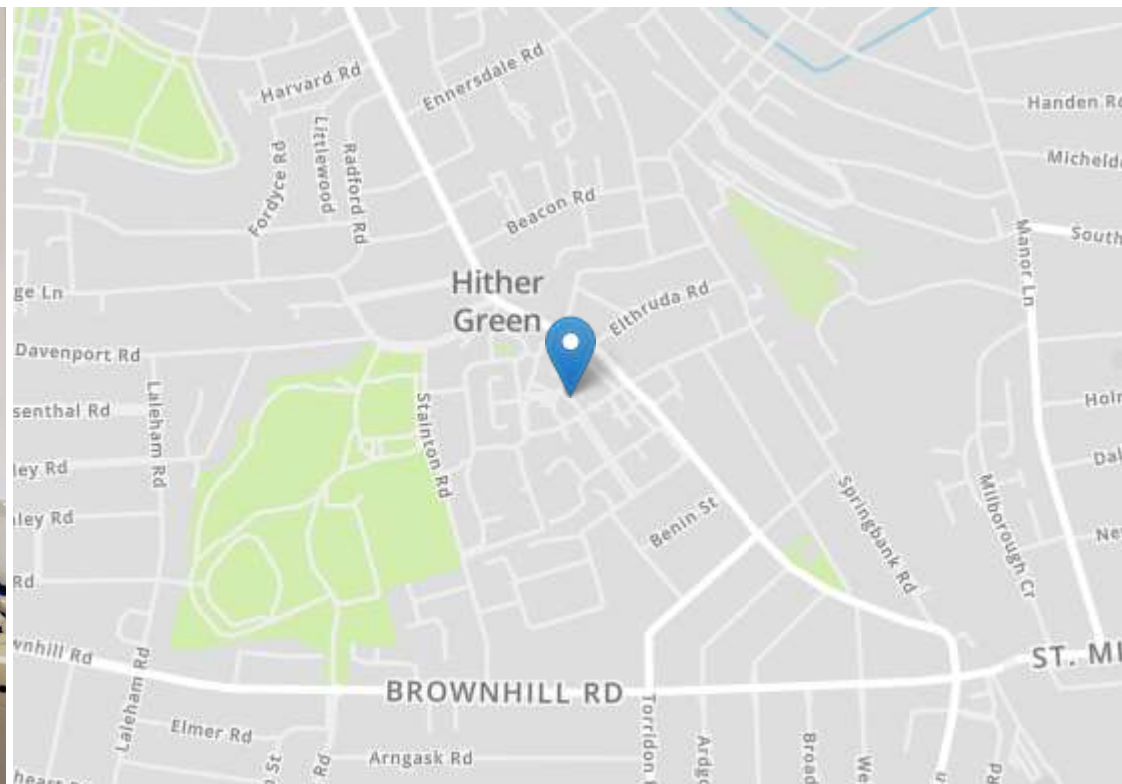
Total Area: 62.5 m² ... 673 ft²

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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