



Guide Price £375,000 Leasehold

2 bedroom flat

Lullingstone Lane
Hither Green

Read all about it...

This spacious and immaculately presented flat is situated on the first floor of a peaceful, purpose-built block within the sought-after Meridian South Development. Ideally located just 0.5 miles from Hither Green Station, it offers excellent commuter services into Central London. The property is also within walking distance of local amenities, including a Tesco Express, health centre, pharmacy, a 24-hour Anytime Fitness Gym, and the lush green spaces of Mountsfield Park.

Inside, the flat welcomes you with a spacious entrance hall featuring ample storage, perfect for keeping things organised. The generously sized lounge provides plenty of space for both dining and relaxation, making it ideal for entertaining. This flows seamlessly into a sleek, modern kitchen fitted with contemporary units and integrated appliances. Off the main hall, you'll find two well-proportioned bedrooms, including a master with built-in wardrobes, and a stylish modern bathroom. Additionally, the property benefits from two allocated parking spaces, adding further convenience to this highly desirable location.

Tenure: Leasehold (97 years remaining) | **Monthly Service Charge:** £120 | **Ground Rent:** £135pa | **Council Tax:** Lewisham band C



**FIRST FLOOR FLAT
MODERN KITCHEN &
BATHROOM
0.5 MI TO HITHER GREEN
STATION**

**AMPLE STORAGE SPACE
ALLOCATED OFF-STREET
PARKING
CLOSE TO MOUNTSFIELD PARK**

Like what you see?

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



FIRST FLOOR

Entrance Hall

9' 6" x 7' 8" (2.90m x 2.34m)

Pendant ceiling light, 2 storage cupboards, radiator, parquet wood flooring.

Living Room

17' 3" x 13' 1" (5.26m x 3.99m)

Double-glazed windows, pendant ceiling lights, radiators, parquet wood flooring.

Kitchen

10' 1" x 6' 4" (3.07m x 1.93m)

Double-glazed window, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated washing machine, fridge/freezer, oven, gas hob, extractor hood, combi boiler, laminate wood flooring.

Bedroom

14' 0" x 8' 5" (4.27m x 2.57m)

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

Bedroom

9' 4" x 6' 11" (2.84m x 2.11m)

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

Bathroom

6' 11" x 6' 4" (2.11m x 1.93m)

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



First Floor

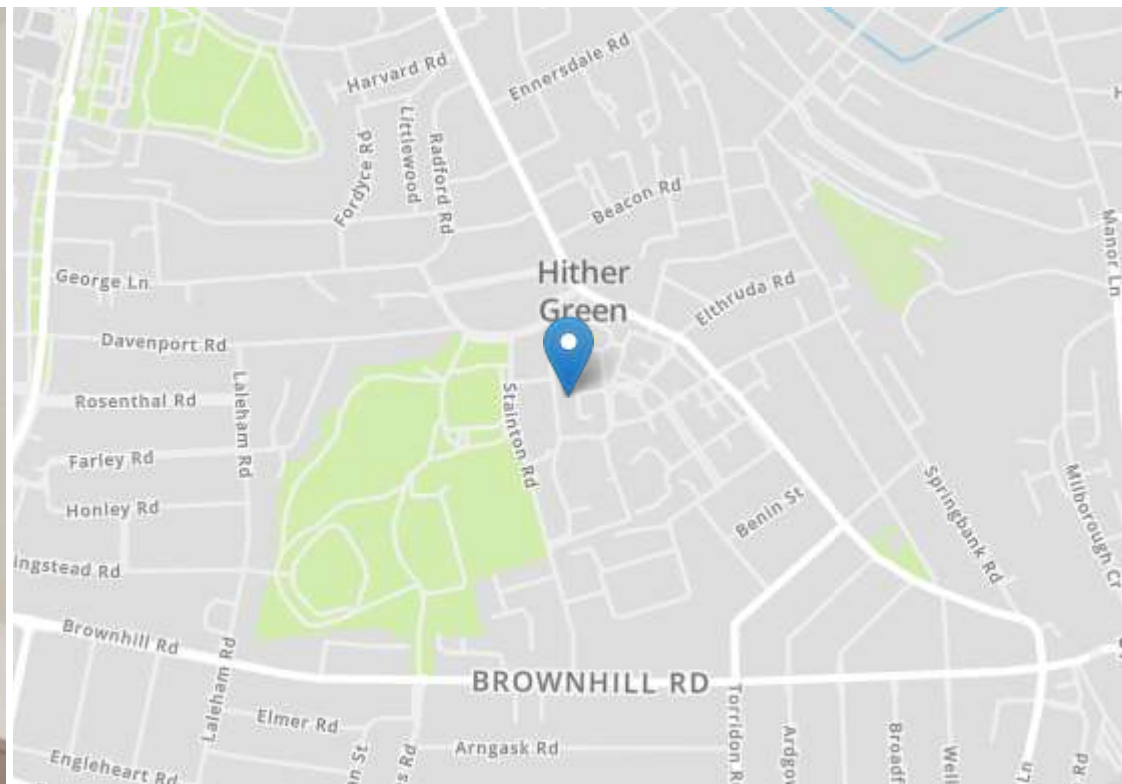
Total Area: 61.9 m² ... 666 ft²

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		
(69-80)	C	77	79
(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	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.