

# Stanfords

— sales & lettings —



**£530,000 Share of Freehold**  
2 bedroom maisonette

Theodore Road  
Hither Green

## Read all about it...

An immaculately presented two-bedroom ground floor maisonette featuring a private south-facing garden, light modern décor, and charming period features that make these homes so desirable.

The welcoming entrance hall, complete with a handy storage cupboard, leads to a bright lounge brimming with period charm, including an intricate ceiling rose, elegant cornicing, bay windows, and a cosy fireplace with a wood-burning stove. Further down the hall, the spacious kitchen/diner has been thoughtfully designed to offer plenty of space for dining, entertaining, and everyday living. The property also boasts two well-proportioned bedrooms and a sleek modern bathroom. Outside, the beautifully maintained garden provides a peaceful green oasis, perfect for gardening enthusiasts, alfresco dining, or simply soaking up the sun.

Ideal for buyers seeking quick transport links and a vibrant local area, this property is just 0.3 miles from Hither Green Station, offering frequent services to Central London. Within walking distance, you'll find a range of amenities, including a GP practice, pharmacy, and 24-hour Anytime Fitness gym, alongside a variety of shops, supermarkets, and exciting dining options. Hither Green is also popular with families, offering excellent nurseries, schools, and abundant green spaces, including the lovely Mountsfield Park just a short stroll away.

**Tenure:** Share of Freehold (173 years remaining on lease) | **Service Charge:** None | **Council Tax:** Lewisham band C

**GROUND FLOOR MAISONETTE**  
**LIGHT & MODERN DECOR**  
**0.3MI TO HITHER GREEN**  
**STATION**

**SPACIOUS KITCHEN/DINER**  
**PERIOD FEATURES**  
**PRIVATE SOUTH FACING GARDEN**

**Like what you see?**

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to arrange a viewing or request further information





## GROUND FLOOR

### Hallway

Ceiling light, storage cupboard, radiator, wood flooring.

### Lounge

12' 11" x 11' 8" (3.94m x 3.56m)

Sash bay windows, pendant ceiling light, fireplace with wood burning stove, radiator, wood flooring.

### Kitchen/Diner

15' 11" x 12' 5" (4.85m x 3.78m)

Windows and door to garden, pendant ceiling lights, fitted kitchen units, sink with mixer tap, plumbing for washing machine, integrated oven, 5 ring gas hob and extractor hood, storage cupboard, radiator, wood flooring, tile flooring to kitchen area.

### Bedroom

11' 5" x 10' 8" (3.48m x 3.25m)

Window, pendant ceiling light, cast-iron fireplace, radiator, wood flooring.

### Bedroom

10' 0" x 9' 4" (3.05m x 2.84m)

Sash window, pendant ceiling light, column radiator, wood flooring.

### Bathroom

9' 1" x 4' 1" (2.77m x 1.24m)

Inset ceiling lights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

Paved patio leading to raised decking and storage shed.



**Ground Floor**

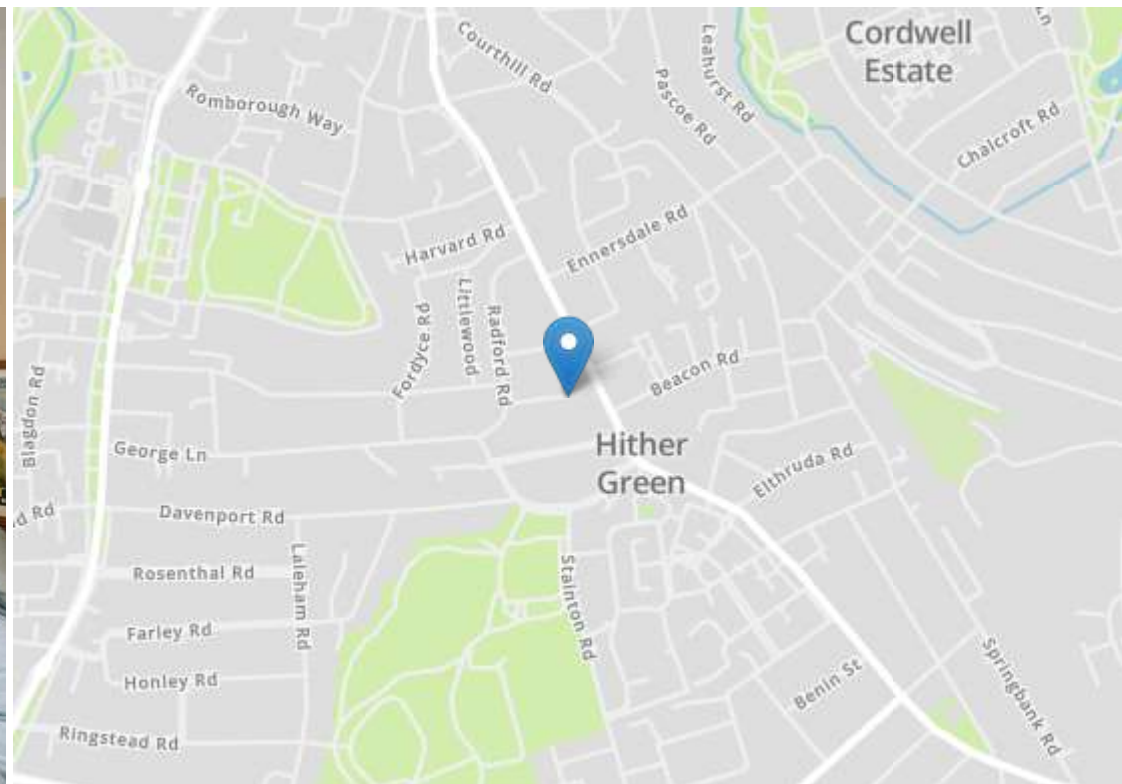
Total Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup> (excluding garden)

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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		72	80
England, Scotland & Wales		EU Directive 2002/91/EC	



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