

Stanfords
— sales & lettings —



stanfordestates.london

Guide Price £250,000 Leasehold
studio flat

Catalpa Court
Hither Green Lane

Read all about it...

Located within the sought-after Meridian South Development, this first-floor Chain Free one-bedroom flat offers an ideal blend of convenience and modern living. Just 0.3 miles from Hither Green Station, providing easy access to Central London, and surrounded by various local amenities, including a Tesco Express and Anytime Fitness Gym within walking distance.

The flat boasts a contemporary design with an elegantly finished kitchen, a spacious lounge area, and a bedroom featuring a double wardrobe for added storage. The neutral decor allows you the flexibility to personalize this elegant one-bedroom flat to your liking.

Don't miss out – call now to arrange a viewing!

Tenure: Leasehold (106 years remaining) | **Service Charge:** £140pm | **Ground Rent:** £157pa | **Council Tax:** Lewisham Band B

Lounge

3.16m x 5.05m (10' 4" x 16' 7")
Flush Ceiling Lighting, Sliding Door on to Balcony, Fitted Carpet, Radiator

Bedroom

3.17m x 2.68m (10' 5" x 8' 10")
Casement Window, Pendant Lighting, Storage Cupboard, Fitted Carpet

Kitchen

2.07m x 1.75m (6' 9" x 5' 9")

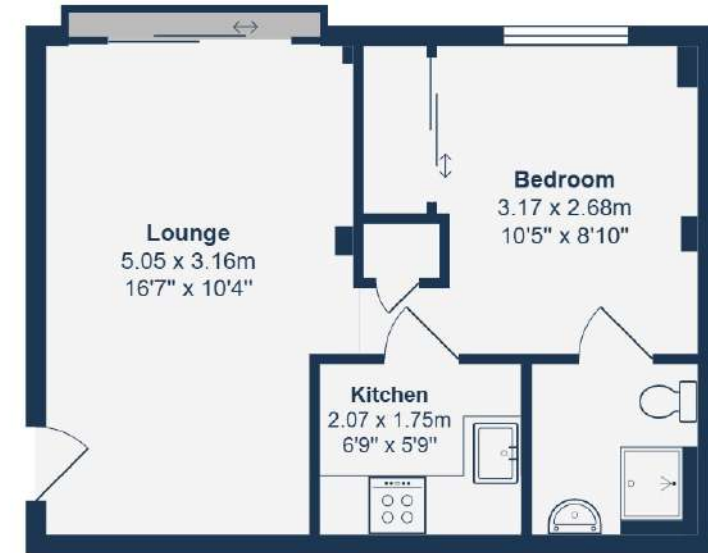
Plumbing for Washing

Machine, Tiled Splashback, Tiled Flooring, Flush Ceiling Lights, Electric Hob & Oven with Extractor Fan, Matching Base and Wall Units, Single

Basin Sink with Mixer Tap

Bathroom

2.07m x 1.75m (6' 9" x 5' 9")
W/C, Walk in Shower, Tiled Walls & Flooring, Flush Ceiling Lighting



Third Floor

Total Area: 33.8 m² ... 364 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.

Like what you see?

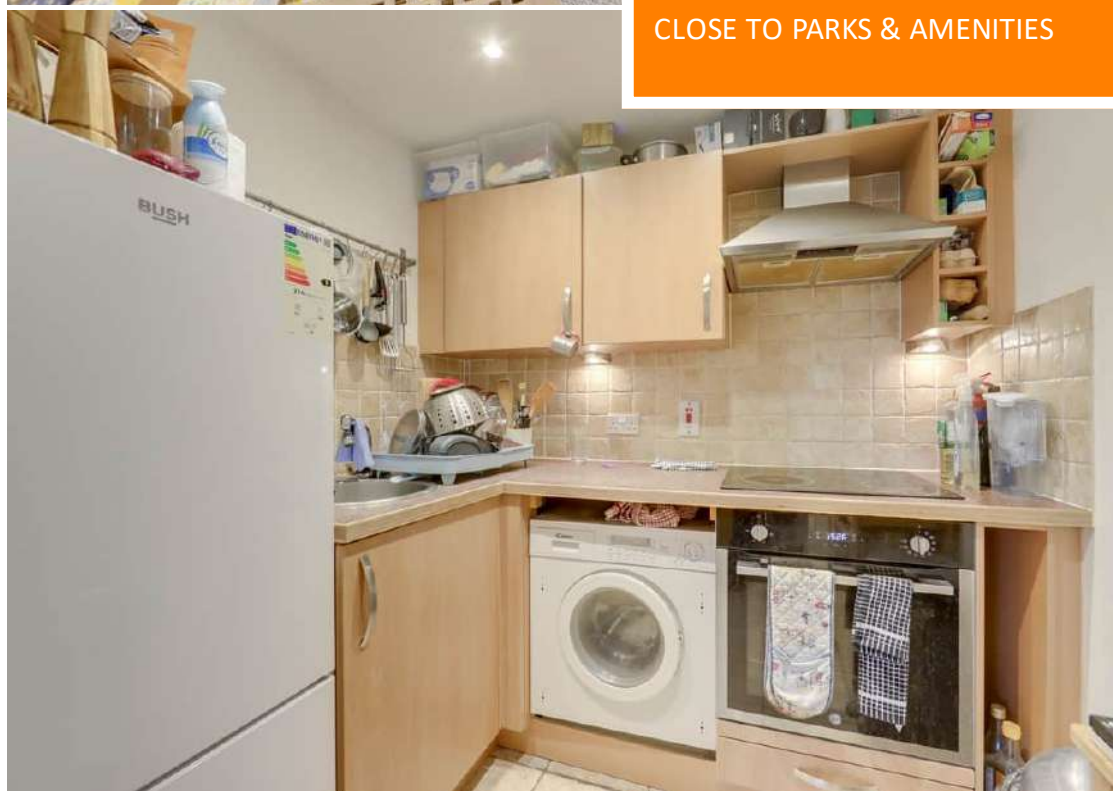
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

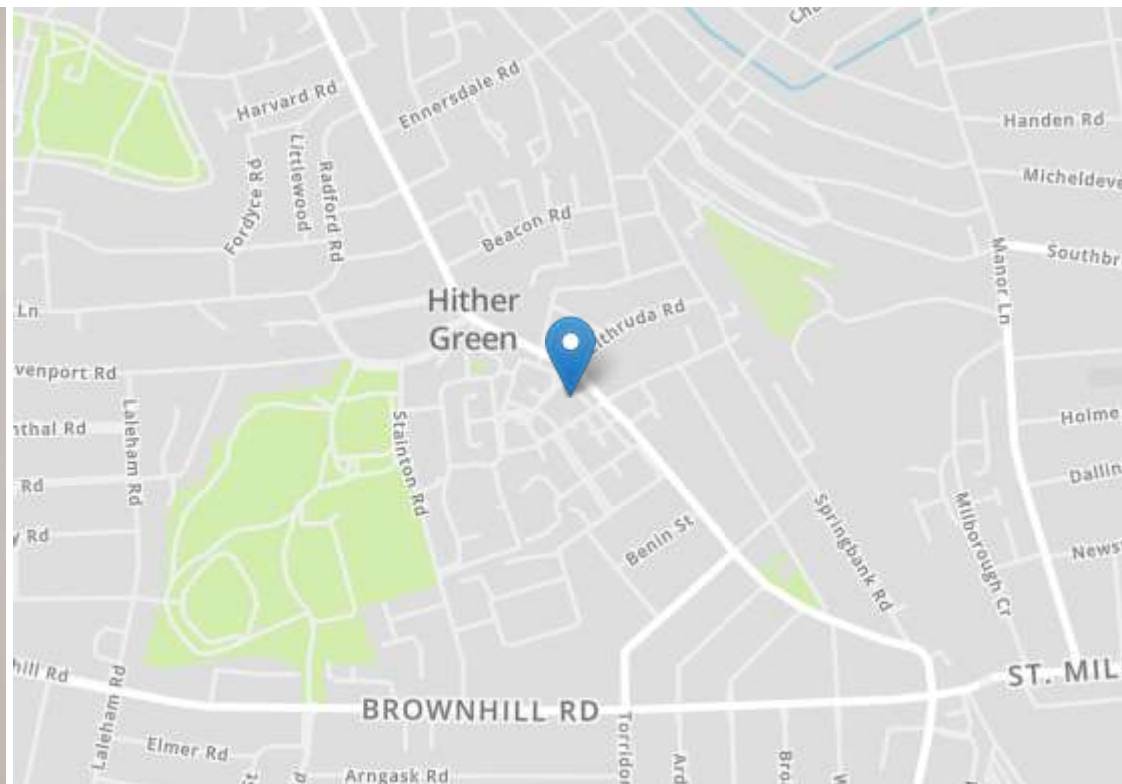
www.stanfordstates.london



CHAIN FREE
SEPERATE KITCHEN
CLOSE TO PARKS & AMENITIES

0.3 MI FROM HITHER GREEN
STATION
SOUGHT AFTER DEVELOPMENT
ABUNDANT STORAGE SPACE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	80	86
(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.