



Guide Price £450,000 Leasehold

2 bedroom flat

Leahurst Road
Hither Green
SE13

Read all about it...

A spacious and well-presented flat, set on the first floor of a period conversion in Hither Green.

Internally this flat features a bright lounge, with double glazed windows and bespoke fitted cabinets to the front, two bedrooms, and a hallway with plenty of storage, leading to the eat-in kitchen and bathroom to the rear. Stepping outside, this flat enjoys direct access to a private south-facing garden.

Situated on Leahurst Road, this property is ideally located within just 0.3 miles of Hither Green Station, providing frequent services into Central London, as well as friendly local shops, popular places to eat and drink and good nurseries and schools, including the 'Outstanding' rated Brindishe Manor Primary School.

Tenure: Leasehold (over 900 years remaining) | **Service Charge:** None | **Ground Rent:** £7.50 per year | **Council Tax:** Lewisham Band C

FIRST FLOOR

Lounge

16' 2" x 13' 1" (4.93m x 3.99m)

Double glazed windows to front, ceiling pendant light, electric heater with stone effect, alcove storage cupboards and shelving, radiator, wood flooring.

Kitchen/Diner

11' 3" x 10' 11" (3.43m x 3.33m)

Double glazed window to side, spotlights, fitted kitchen, sink with miter tap, 4 ring electric hob, integrated oven, extractor hood, integrated fridge, integrated freezer, washing machine.

Bedroom

11' 3" x 10' 5" (3.43m x 3.17m)

Double glazed window to rear, ceiling pendant light, built in wardrobes, radiator, fitted carpet.

Bedroom

7' 11" x 7' 5" (2.41m x 2.26m)

Double glazed window to side, ceiling pendant light, radiator, wood flooring.

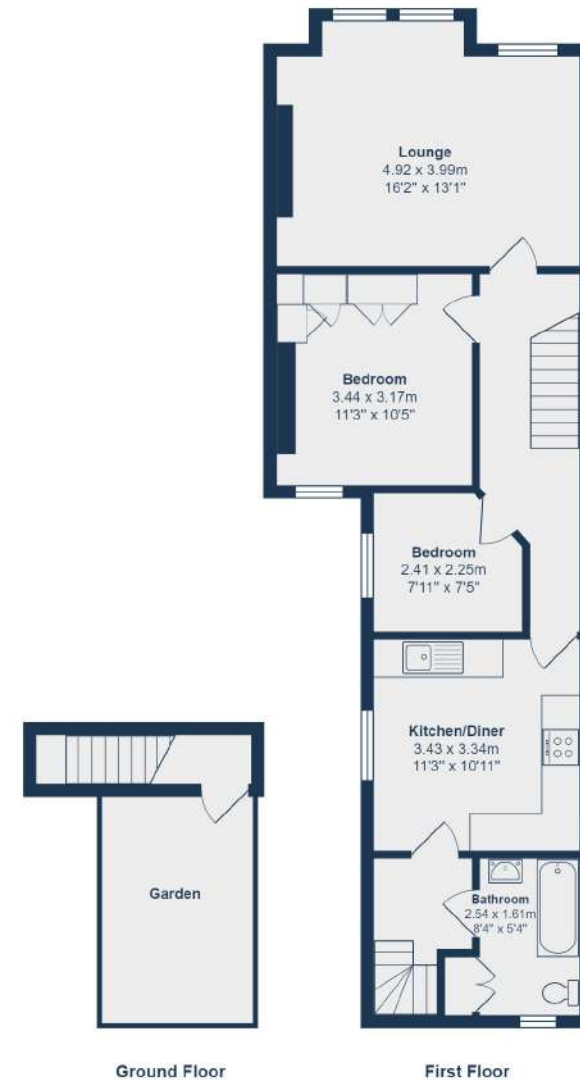
Bathroom

8' 4" x 5' 4" (2.54m x 1.63m)

Double glazed window to rear, spotlights, tile enclosed bath with overhead and handheld showers attachments, low level W/C, wash basin with mixer tap and storage, heated towel rail, tiled flooring.

OUTSIDE

Private Garden



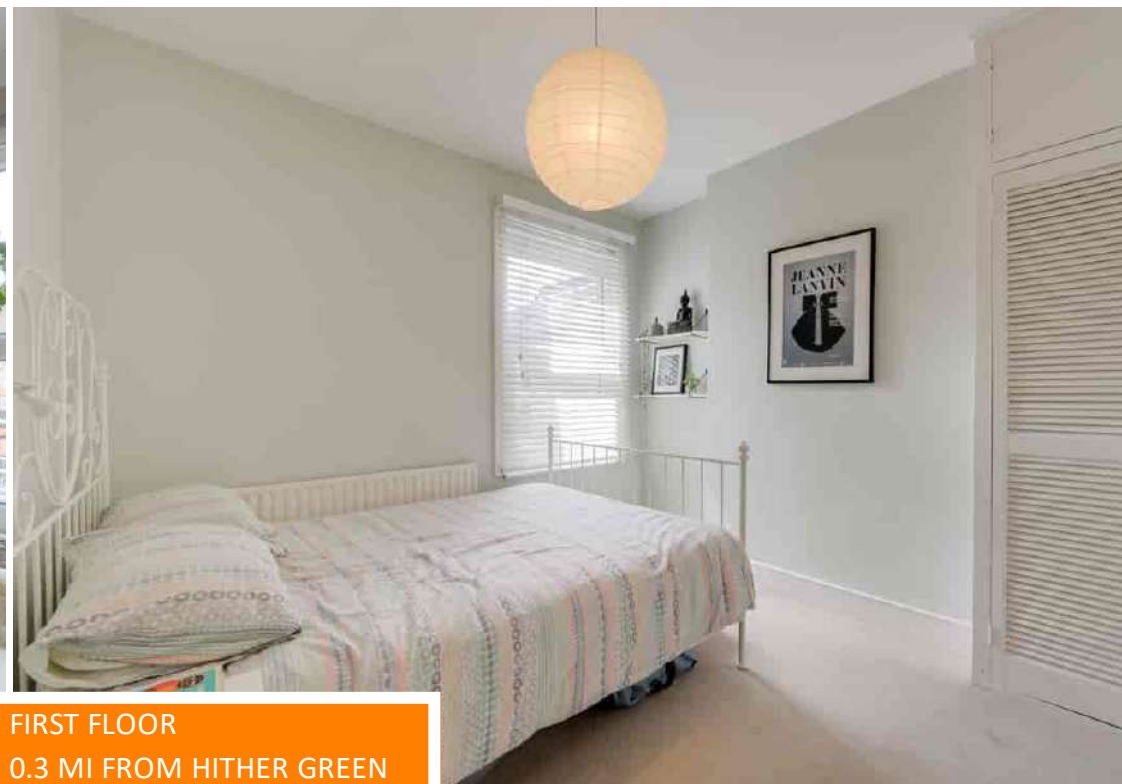
Total Area: 67.2 m² ... 724 ft² (excluding garden)

All measurements are approximate and for display purposes only

Like what you see?

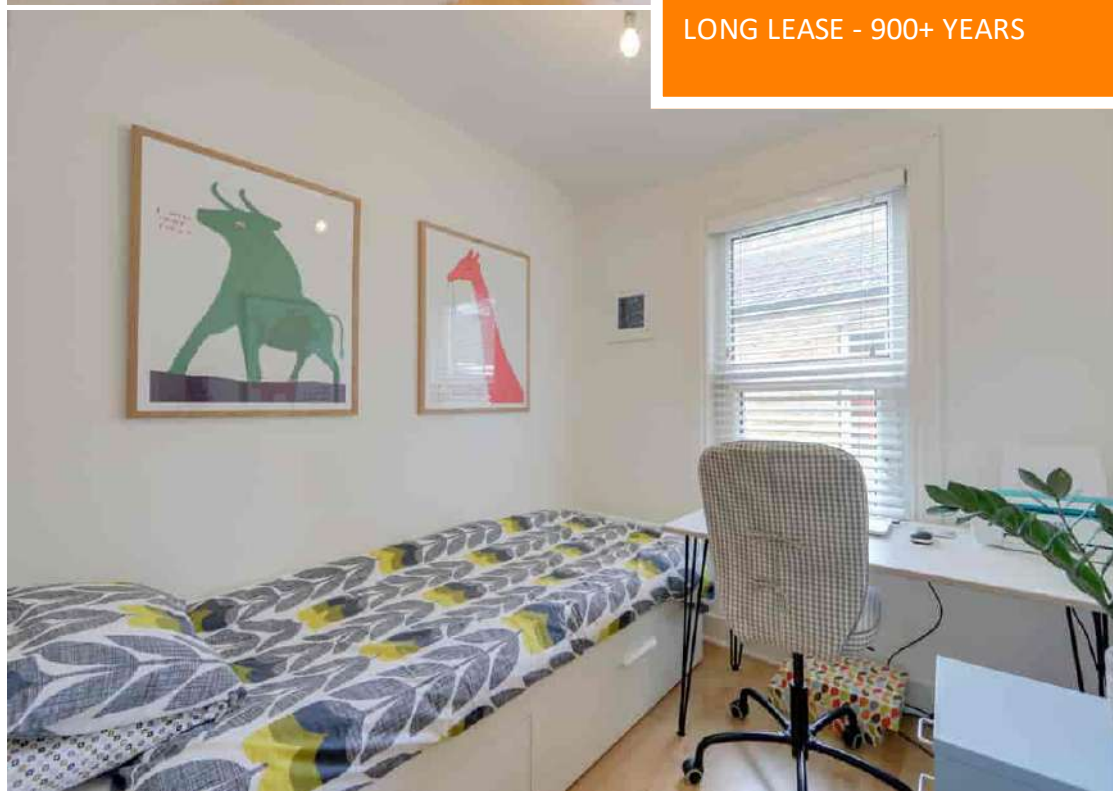
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

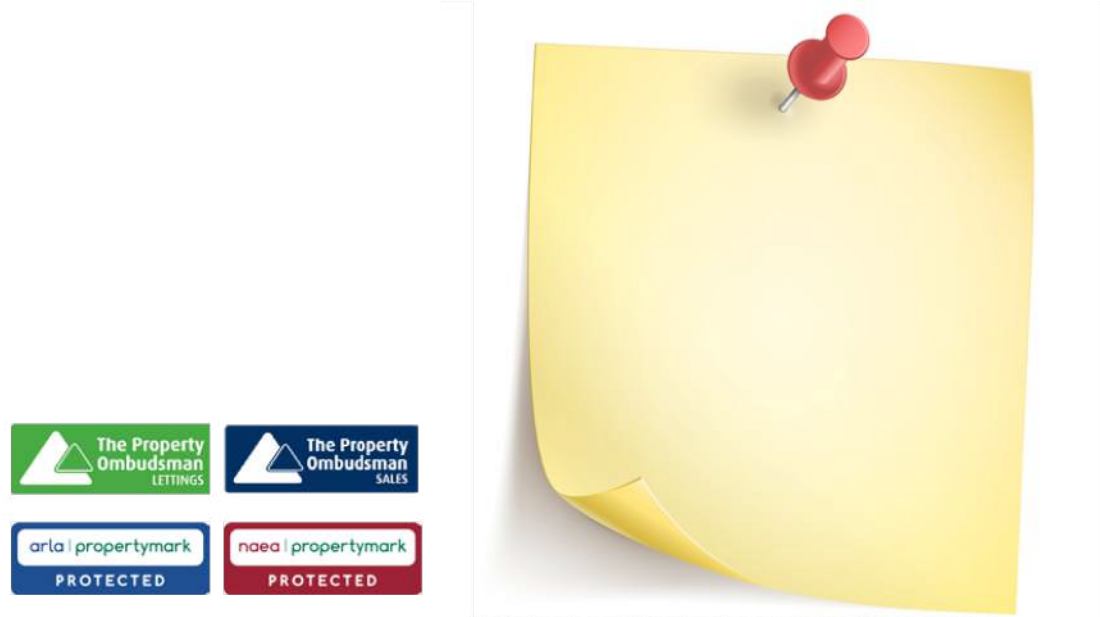
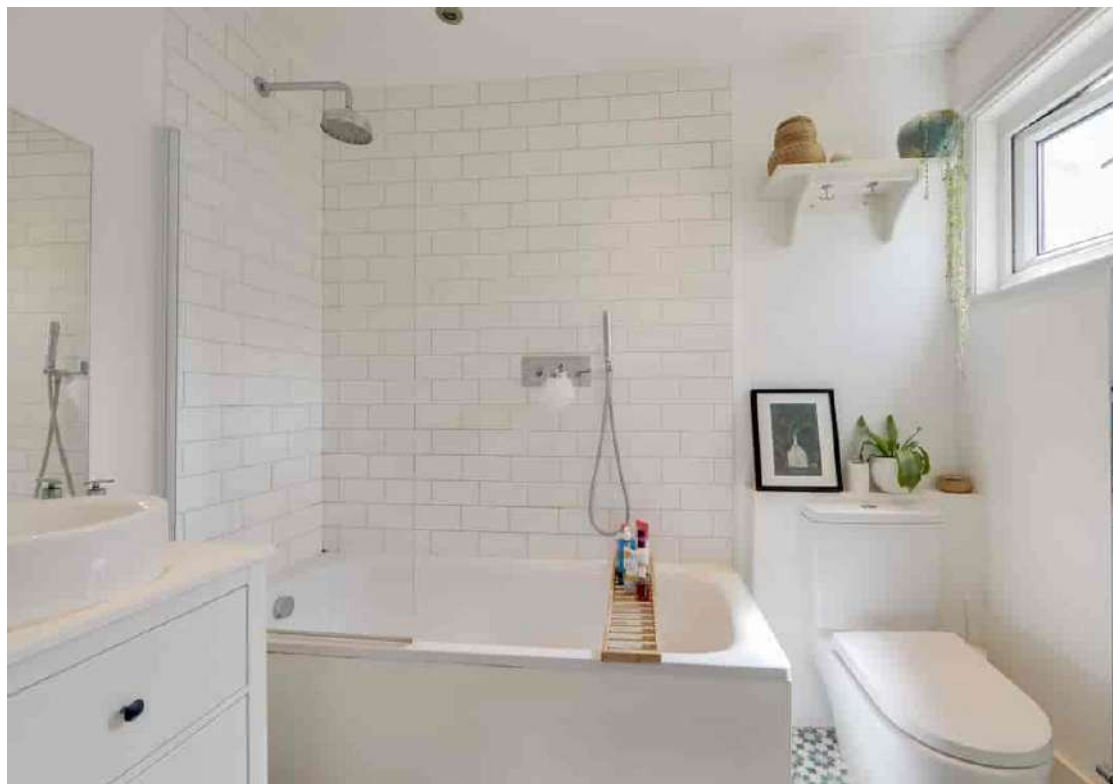
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TWO BEDROOM FLAT
PRIVATE GARDEN
LONG LEASE - 900+ YEARS

FIRST FLOOR
0.3 MI FROM HITHER GREEN
STATION
TOTAL AREA - 724SQFT





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