

Stanfords
— sales & lettings —



£375,000 Leasehold
2 bedroom flat

Highfield Close
Hither Green

Read all about it...

This bright and modern flat, located on the top floor of Highfield Close a quiet residential block that offers a fantastic opportunity for buyers seeking a move-in-ready home in a prime location.

Immaculately presented throughout, the property opens to a welcoming entrance hall with ample built-in storage. The bright and spacious living room provides the perfect setting for relaxation and entertaining, seamlessly connecting to the separate kitchen. Along the hallway, you'll find a stylish shower room and two well-proportioned bedrooms, with the larger bedroom featuring a built-in wardrobe for added convenience. Outside, residents can enjoy a communal garden at the rear, while the property also benefits from allocated off-street parking.

Conveniently situated within walking distance of essential amenities, including a GP practice, pharmacy, and a 24-hour Anytime Fitness Gym, the local area also boasts a vibrant selection of shops, supermarkets, and inviting places to eat and drink. For commuters, Hither Green Station offers excellent rail connections to Central London and beyond, ensuring a seamless journey for work or leisure. Popular with families, the area is well-served by respected nurseries and schools. Just moments away, the beautifully landscaped Mountsfield Park provides a tranquil retreat for leisurely strolls and outdoor activities, adding to the charm of this exceptional location.

Tenure: Leasehold (97 years remaining) | **Annual service charge:** £1,308 | **Ground Rent:** £135pa | **Council Tax:** Lewisham band C

TOP FLOOR

Entrance Hall

Ceiling lights, 2 storage cupboards, radiator, laminate wood flooring.

Lounge

16' 3" x 11' 6" (4.95m x 3.51m)
Double-glazed windows, ceiling lights, radiators, laminate 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 oven, gas hob and extractor hood, combi boiler (installed 2021), plumbing for dishwasher and washing machine, vinyl flooring.

Bedroom

12' 7" x 8' 11" (3.84m x 2.72m)
Double-glazed windows, pendant ceiling light, radiator, built-in wardrobe, radiator, laminate wood flooring.

Bedroom

12' 7" x 6' 6" (3.84m x 1.98m)
Double-glazed window, pendant ceiling light, radiator, laminate wood flooring.

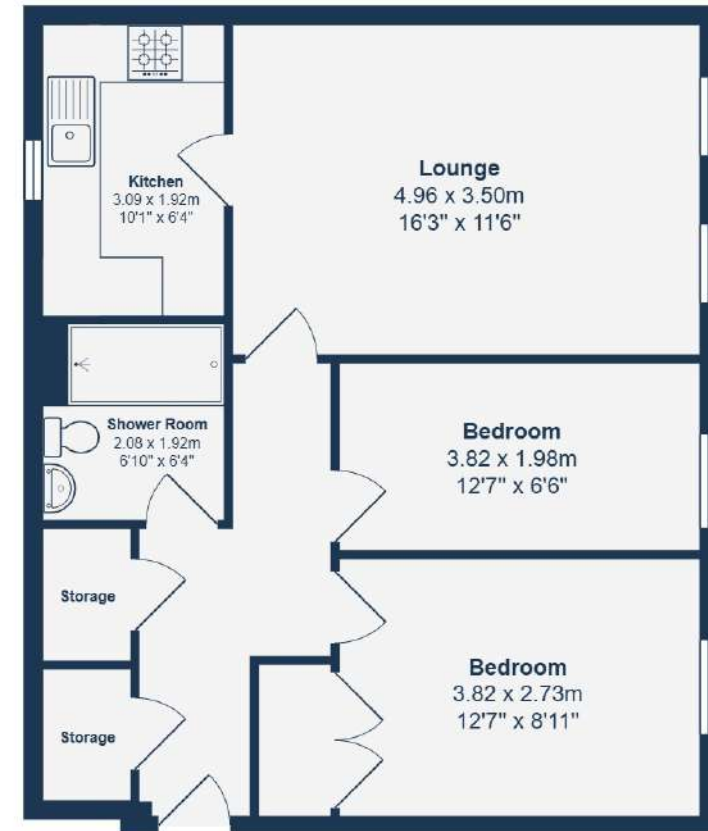
Shower Room

6' 10" x 6' 4" (2.08m x 1.93m)
Ceiling light, walk-in shower, washbasin on vanity unit, WC, tile flooring.

OUTSIDE

Communal Garden

Allocated Parking Space



Top Floor

Total Area: 58.5 m² ... 630 ft²

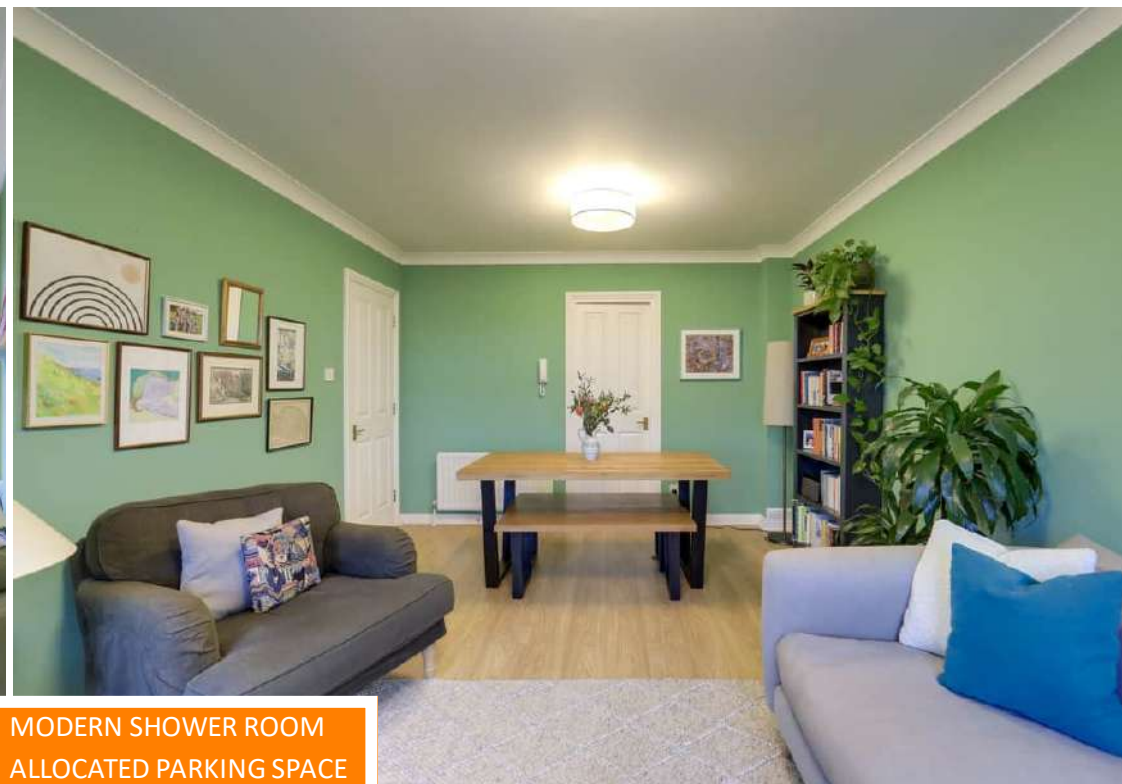
Drawn for Stanfords Sales & Lettings

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

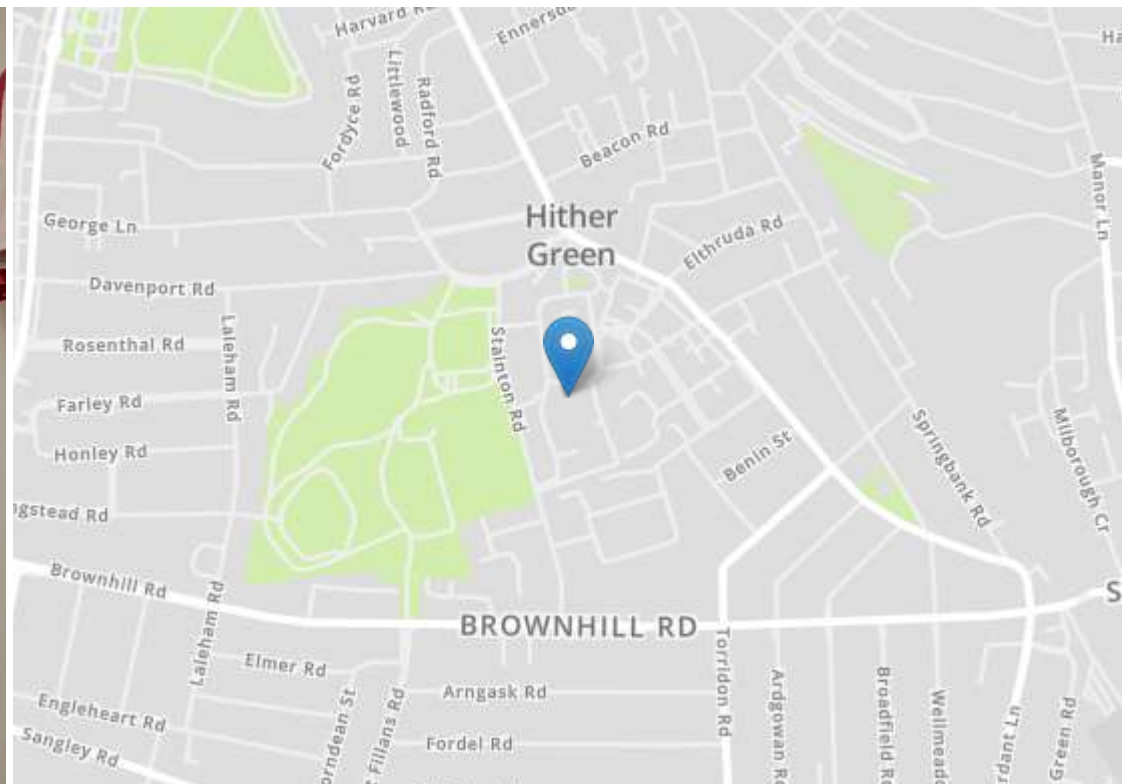
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STATION





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 77 |
| (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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