



Guide Price £525,000 Share of Freehold
3 bedroom flat

Theodore Road
Hither Green

Read all about it...

A beautifully presented first-floor maisonette on Theodore Road, a peaceful residential street in the heart of Hither Green. Boasting its own private entrance and a south-facing garden, this charming home offers a bright and welcoming layout. The landing leads to a spacious lounge adorned with period features, including bay windows, an elaborate ceiling rose, coricing, and a charming gas fireplace. The well-designed kitchen/diner provides ample space for dining, entertaining, and daily living. The property features three bedrooms, two of which are good sized doubles, and a modern L-shaped bathroom with contemporary fittings. The private south-facing garden, lovingly maintained, is perfect for alfresco dining or relaxing in the sun.

Located just 0.3 miles from Hither Green Station, this property offers excellent transport links to Central London. Local amenities, including a GP practice, pharmacy, Anytime Fitness gym, and an array of shops, supermarkets, and dining options, are all within easy reach. Families will appreciate the proximity to good nurseries, schools, and the scenic Mountsfield Park, perfect for leisurely strolls or outdoor activities.

An ideal opportunity for buyers seeking a move-in-ready home in a vibrant and well-connected neighbourhood.

Tenure: Share of Freehold (900+ years remaining on lease) | **Service Charge & Ground Rent:** None | **Council Tax:** Lewisham band B

FIRST FLOOR

Landing

Batten ceiling lights, loft access, radiator, fitted carpet & wood flooring.

Lounge

13' 0" x 11' 8" (3.96m x 3.56m)

Double-glazed bay windows, pendant ceiling light, gas fireplace, radiator, fitted carpet.

Kitchen/Diner

15' 9" x 9' 8" (4.80m x 2.95m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven, gas hob and extractor hood, plumbing for washing machine, combi boiler, gas fireplace, laminate wood flooring.

Bedroom

11' 4" x 10' 8" (3.45m x 3.25m)

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

Bedroom

9' 11" x 9' 0" (3.02m x 2.74m)

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

Bedroom

8' 2" x 6' 6" (2.49m x 1.98m)

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

Bathroom

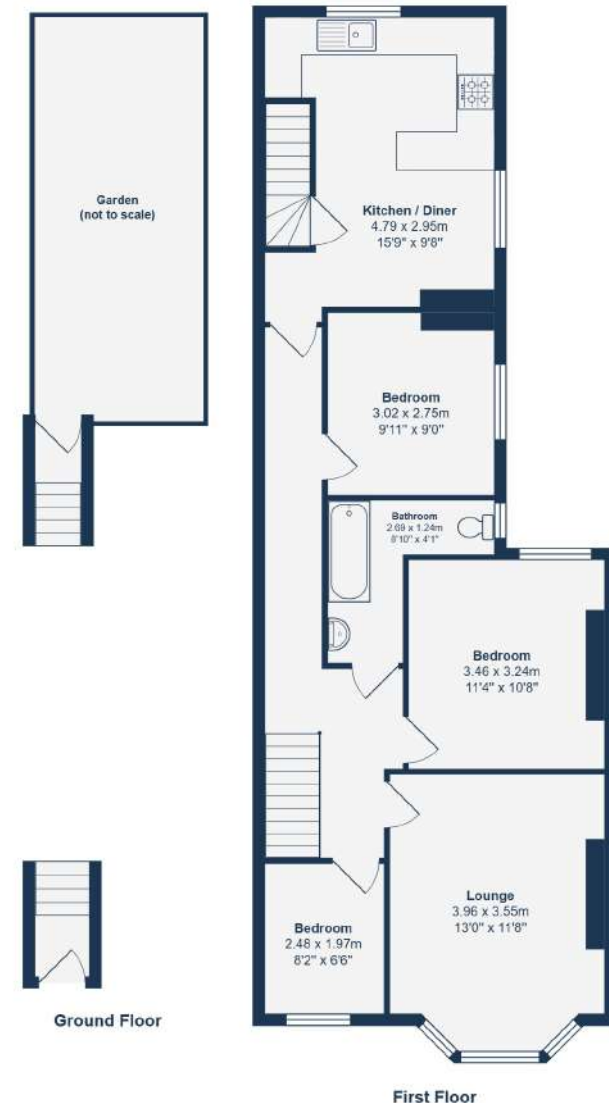
8' 10" x 4' 1" (2.69m x 1.24m)

Double-glazed window, flush ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

OUTSIDE

Garden

Wood decking with plant borders.



Total Area: 80.8 m² ... 869 ft²

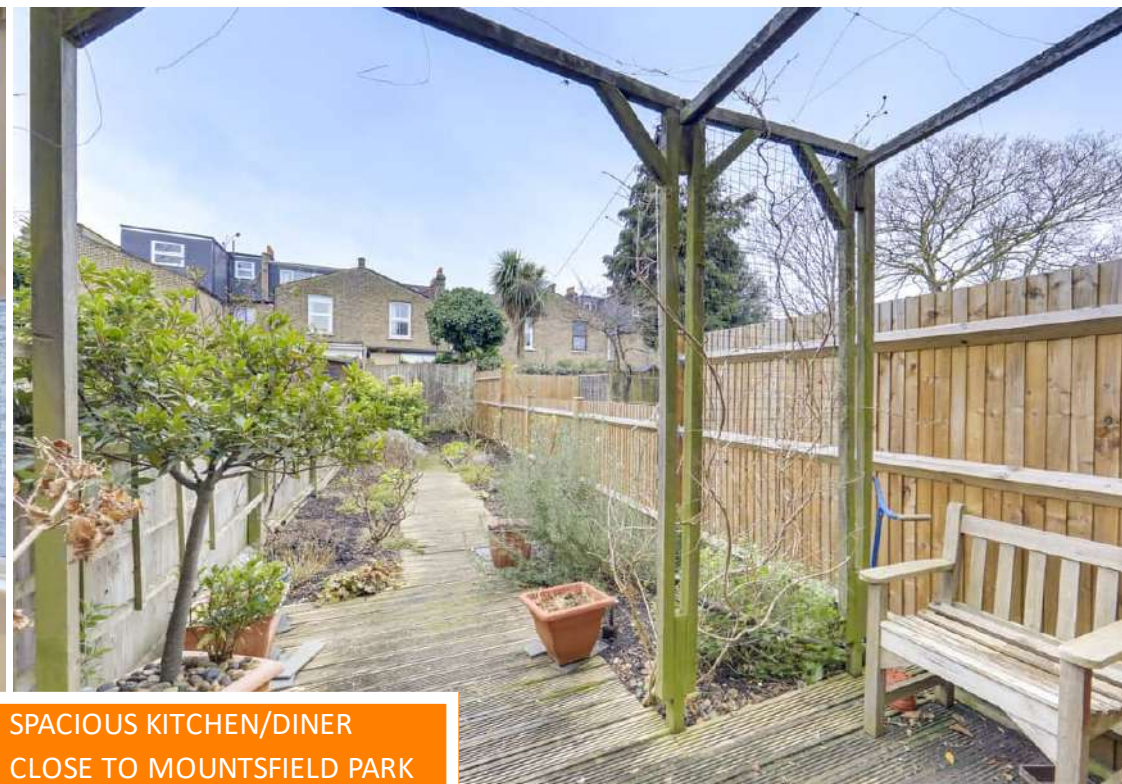
Drawn for Stanfords Sales & Lettings

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

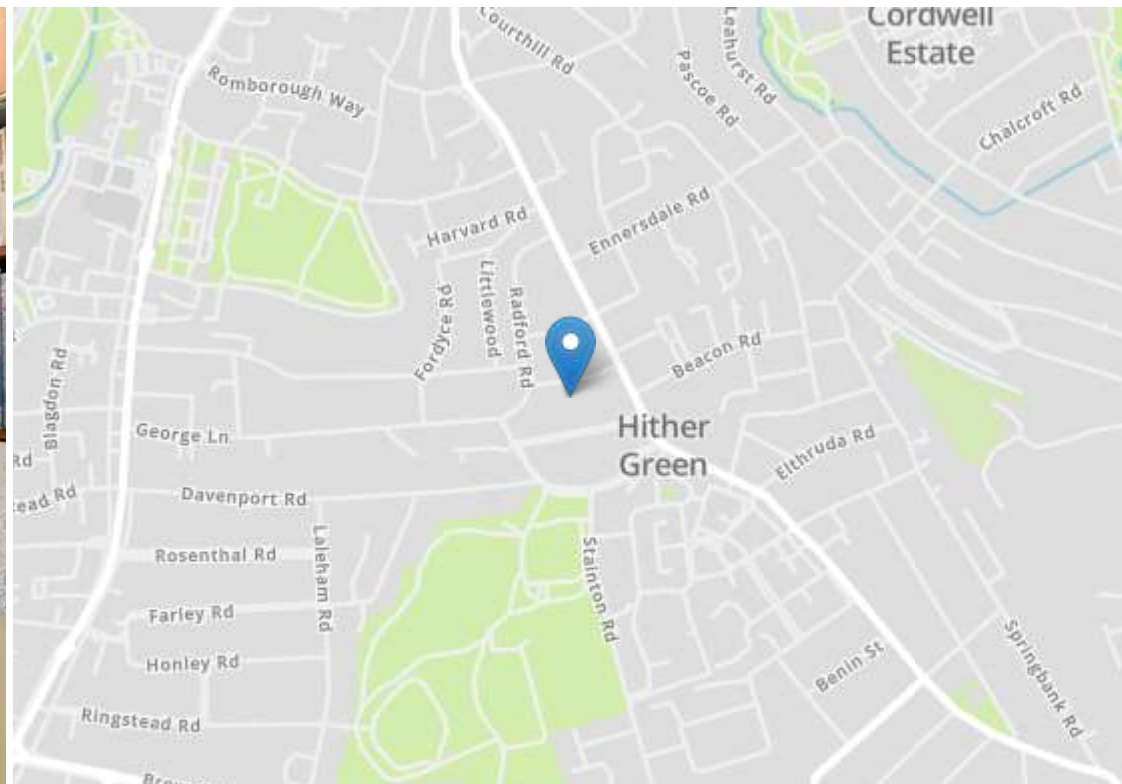
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FIRST FLOOR MAISONETTE
PRIVATE SOUTH FACING GARDEN
APPROX - 869SQFT.

SPACIOUS KITCHEN/DINER
CLOSE TO MOUNTSFIELD PARK
0.3MI TO HITHER GREEN
STATION





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	73	79
(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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