



£375,000 Leasehold
2 bedroom flat

Rosse Gardens
Hither Green

Read all about it...

This bright and modern second-floor flat, featuring a private balcony offering scenic clock tower views and an allocated underground parking space, presents an excellent opportunity for buyers seeking a stylish, move-in-ready home in a vibrant community with outstanding transport links.

Upon entering, you are welcomed by a spacious hallway with ample built-in storage. The open-plan living area and kitchen provide a versatile space for both relaxation and entertaining, with large sliding doors that flood the room with natural light and lead out to a private balcony. The flat also boasts two well-proportioned bedrooms, with the master bedroom benefitting from built-in wardrobes and an en-suite shower room. A modern family bathroom completes the layout.

Situated in Rosse Gardens, part of the sought-after Meridian South Development, the property enjoys excellent transport connections via Hither Green Station. A variety of essential amenities, including a GP practice, pharmacy, 24-hour Anytime Fitness Gym, and an array of cafés and restaurants, are all within walking distance. Families will appreciate the area's well-regarded nurseries and schools, while the nearby Mountsfield Park offers beautifully landscaped gardens, a playground, tennis courts, and a café—perfect for outdoor relaxation and leisure.

Tenure: Leasehold (remaining lease term: 103 years) | **Monthly Service Charge:** £300 | **Ground Rent:** £200pa | **Council Tax:** Lewisham band C



SECOND FLOOR FLAT
OPEN PLAN KITCHEN/LIVING ROOM
PRIVATE BALCONY

TWO DOUBLE BEDROOMS
SECURE UNDERGROUND PARKING
0.4MI TO HITHER GREEN STATION

Like what you see?

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



SECOND FLOOR

Entrance Hall

Ceiling light, two storage cupboards, electric wall heater, laminate wood flooring.

Living Room

5.00m x 3.35m (16' 5" x 11' 0")

Double-glazed window and sliding doors to balcony, inset ceiling spotlights, electric wall heater, laminate wood flooring.

Kitchen

3.64m x 1.83m (11' 11" x 6' 0")

Inset ceiling spotlights, fitted kitchen units, 1.5bowl sink with mixer tap and drainer, plumbing for dishwasher and washing machine, integrated oven, electric hob and extractor hood, tile flooring.

Bedroom

3.78m x 3.03m (12' 5" x 9' 11")

Double-glazed window, pendant ceiling light, built-in wardrobe, electric wall heater, fitted carpet.

Ensuite

1.70m x 1.66m (5' 7" x 5' 5")

Ceiling light, walk-in shower, pedestal washbasin, WC, heated towel rail, tile flooring.

Bedroom

3.65m x 3.47m (12' 0" x 11' 5")

Double-glazed window, pendant ceiling light, electric wall heater, fitted carpet.

Bathroom

2.08m x 1.89m (6' 10" x 6' 2")

Inset ceiling spotlights, bathtub with shower, pedestal washbasin, WC, heated towel rail, tile flooring.



Second Floor

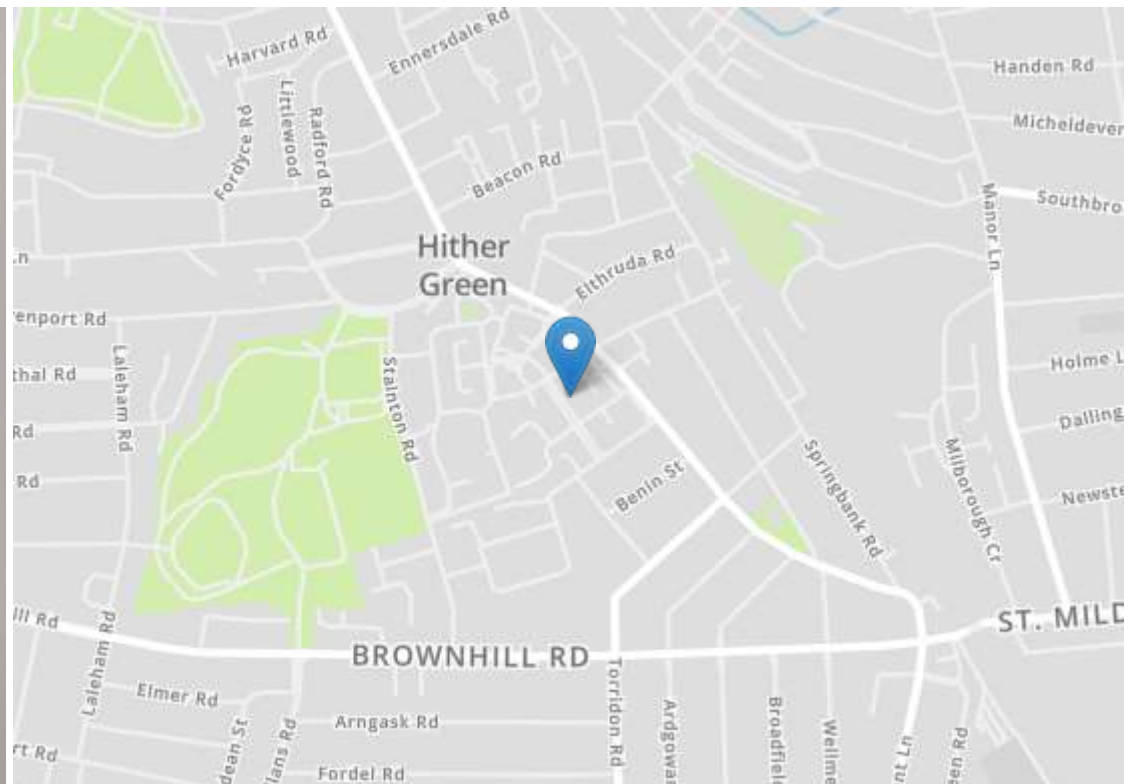
Total Area: 64.4 m² ... 694 ft² (excluding balcony)

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	86

EU Directive 2002/91/EC



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