



£350,000 Leasehold

2 bedroom flat

Rosse Gardens

Hither Green

Read all about it...

Offered to the market with no onward chain, this larger than average, light and spacious two-bedroom ground-floor flat, complete with secure off-street parking and a private terrace, presents an excellent opportunity for buyers seeking a property with great transport links in a prime location.

Stepping inside, the flat opens into a large welcoming entrance hall with built-in storage, leading to a spacious open-plan living area and kitchen with modern kitchen units alongside ample dining space, making this area perfect for hosting and everyday living. The bedrooms are both generously sized double bedrooms, including a master with an ensuite shower room and built-in wardrobe, plus a modern family bathroom.

Situated in the sought-after Meridian South Development, this flat is within walking distance of key amenities such as a GP practice, pharmacy, and 24-hour Anytime Fitness gym. The area also boasts a variety of shops, supermarkets, and vibrant dining options. With excellent transport links from Hither Green Station, just 5 minutes walk away, commuting into Central London is a breeze. Popular with families, Hither Green is well served by highly regarded nurseries and schools, plus, the beautiful Mountsfield Park is just moments away, offering tennis courts, a bowling green, a café, and plenty of green space to relax on sunny days.

Tenure: Leasehold (103 years remaining on lease) | **Monthly Service Charge:** £275 | **Ground Rent:** £200pa | **Council Tax:** Lewisham band C

GROUND FLOOR

Entrance Hall

Pendant ceiling light, storage cupboards, electric wall heater, laminate wood flooring.

Living Room

5.19m x 5.03m (17' 0" x 16' 6")

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

Kitchen

3.73m x 2.50m (12' 3" x 8' 2")

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

Bedroom

3.74m x 3.05m (12' 3" x 10' 0")

Double-glazed window, pendant ceiling light, built-in

wardrobe, electric wall heater, laminate wood flooring.

Ensuite

3.74m x 3.05m (12' 3" x 10' 0")

Inset ceiling spotlights, walk-in shower, pedestal washbasin, WC, heated towel rail, laminate flooring.

Bedroom

3.54m x 3.53m (11' 7" x 11' 7")

Double-glazed window, pendant ceiling light, electric wall heater, laminate wood flooring.

Bathroom

2.15m x 1.91m (7' 1" x 6' 3")

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



Ground Floor

Total Area: 79.0 m² ... 850 ft² (excluding terrace)

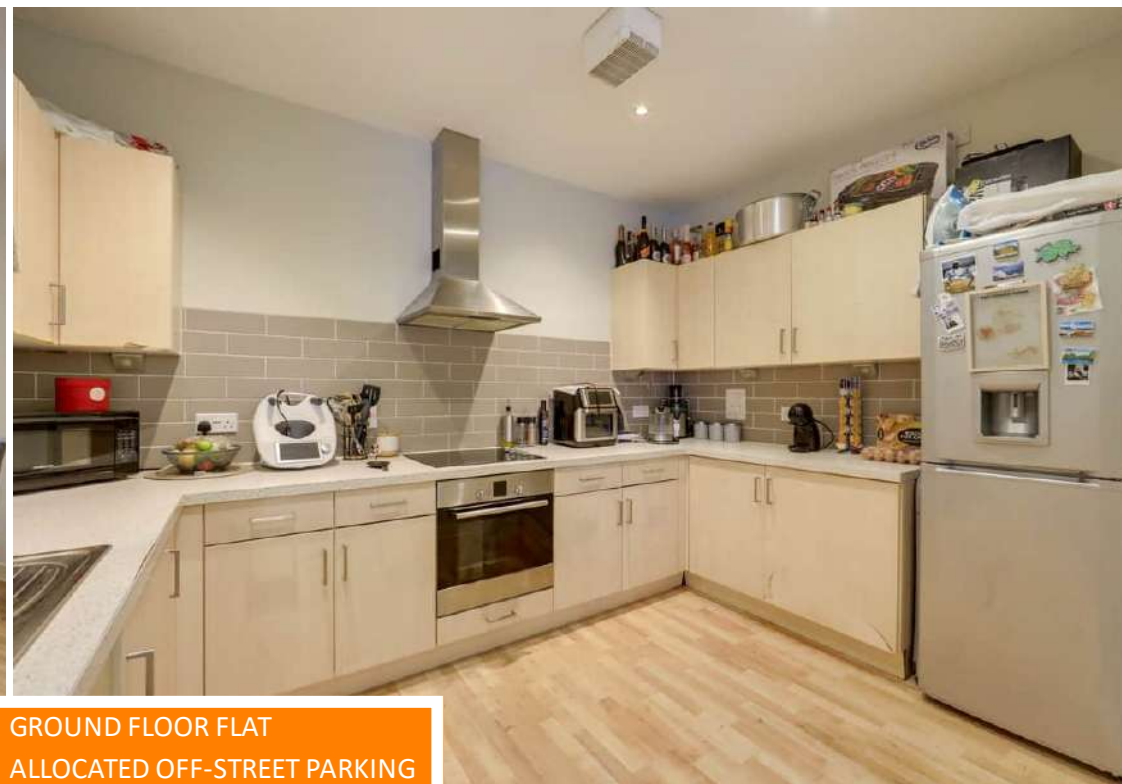
Drawn for Stanfords Sales & Lettings

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.

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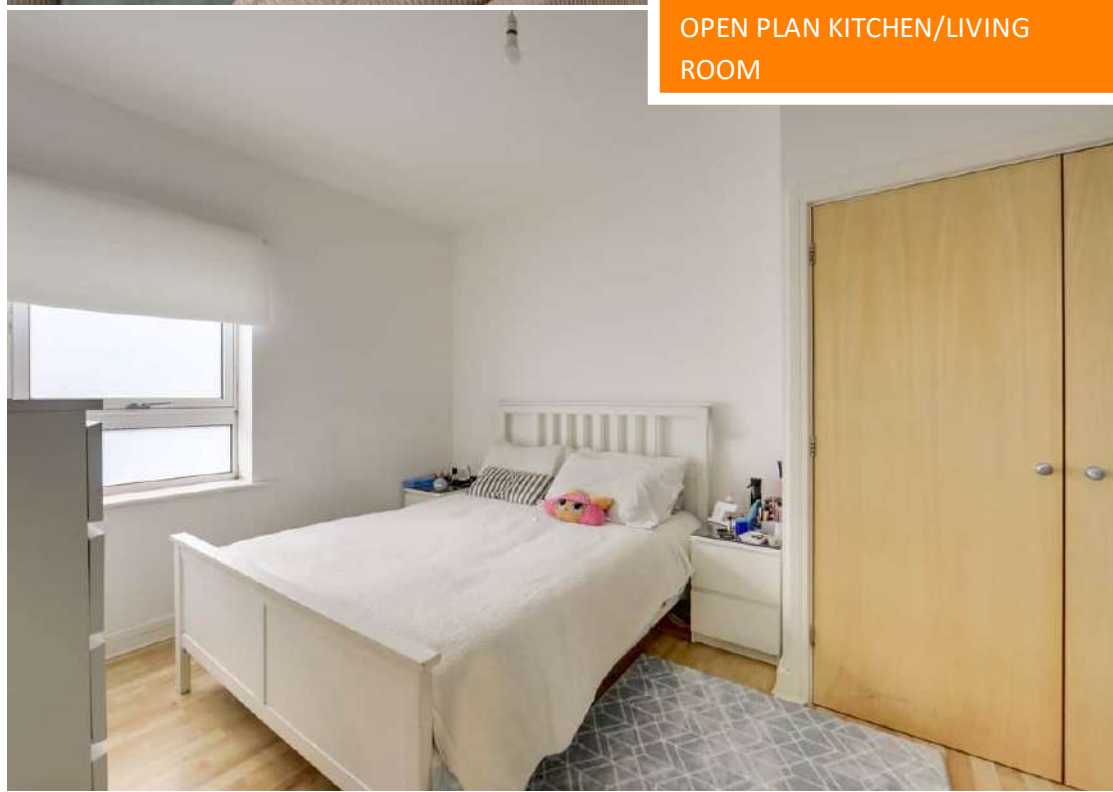
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

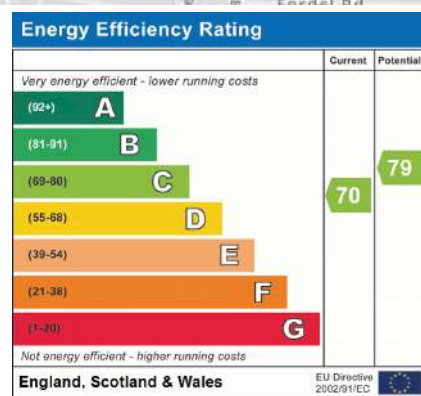
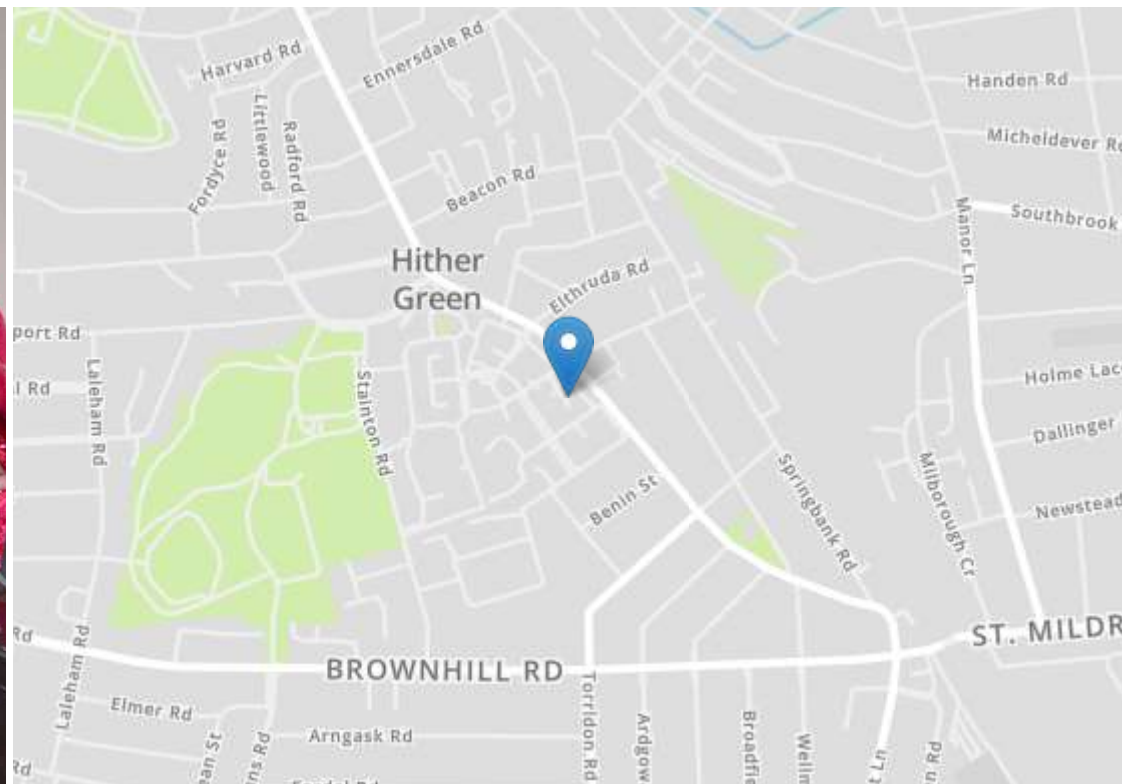
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NO ONWARD CHAIN
TWO DOUBLE BEDROOMS
OPEN PLAN KITCHEN/LIVING
ROOM

GROUND FLOOR FLAT
ALLOCATED OFF-STREET PARKING
PRIVATE TERRACE





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