



£425,000 Share of Freehold
2 bedroom flat

Beacon Road
Hither Green

Read all about it...

A bright and spacious split-level maisonette set within a private residential development in the heart of Hither Green, benefiting from communal gardens, off-street parking, and a private garage. Offered to the market chain-free, this property is an excellent opportunity for buyers seeking a well-connected and vibrant location.

With its own private entrance, the property is well-presented throughout. The ground-floor entrance hall provides a handy space for storing coats and shoes, while the first floor offers a generous open-plan lounge and dining room, where dual-aspect windows flood the space with natural light, creating a warm and inviting atmosphere. The kitchen, which opens directly from the dining area, offers a practical and well-designed layout. Upstairs, there are two well-proportioned double bedrooms, both with built-in wardrobes, a modern family bathroom, and access to the loft for additional storage.

Hither Green Station is just a short walk away, providing fast and frequent rail connections to London Bridge, Charing Cross, and Cannon Street. The area is known for its strong sense of community and is popular with families, thanks to its highly regarded nurseries and schools, including Brindishe Green Primary School. Nearby Mountsfield Park offers beautiful green spaces, perfect for relaxation and outdoor activities. With a thriving selection of independent cafés, local shops, and a friendly village-like atmosphere, Hither Green is a highly desirable place to call home while maintaining easy access to Central London.

Tenure: Share of Freehold (943 years remaining on lease) | **Monthly Service Charge:** Approx £110
| **Council Tax:** Lewisham band C

**SPLIT LEVEL MAISONETTE
SPACIOUS LOUNGE/DINER
GARAGE & OFF-STREET PARKING
0.2MI FROM HITHER GREEN STATION**

**TWO DOUBLE BEDROOMS
PLENTY OF STORAGE
COMMUNAL GARDEN
NO ONWARD CHAIN**



Like what you see?

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



GROUND FLOOR

Porch

FIRST FLOOR

Lounge/Diner

7.54m x 3.78m (24' 9" x 12' 5")

Double-glazed windows, ceiling lights, radiators, storage cupboard, fitted carpet.

Kitchen

2.72m x 2.34m (8' 11" x 7' 8")

Double-glazed window, ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, combi boiler, plumbing for washing machine, vinyl flooring.

SECOND FLOOR

Bedroom

3.76m x 3.41m (12' 4" x 11' 2")

Double-glazed window, pendant ceiling light, built-in storage cupboards, radiator, fitted carpet.

Bedroom

3.54m x 2.76m (11' 7" x 9' 1")

Double-glazed window, pendant ceiling light, built-in storage cupboard, radiator, fitted carpet.

Bathroom

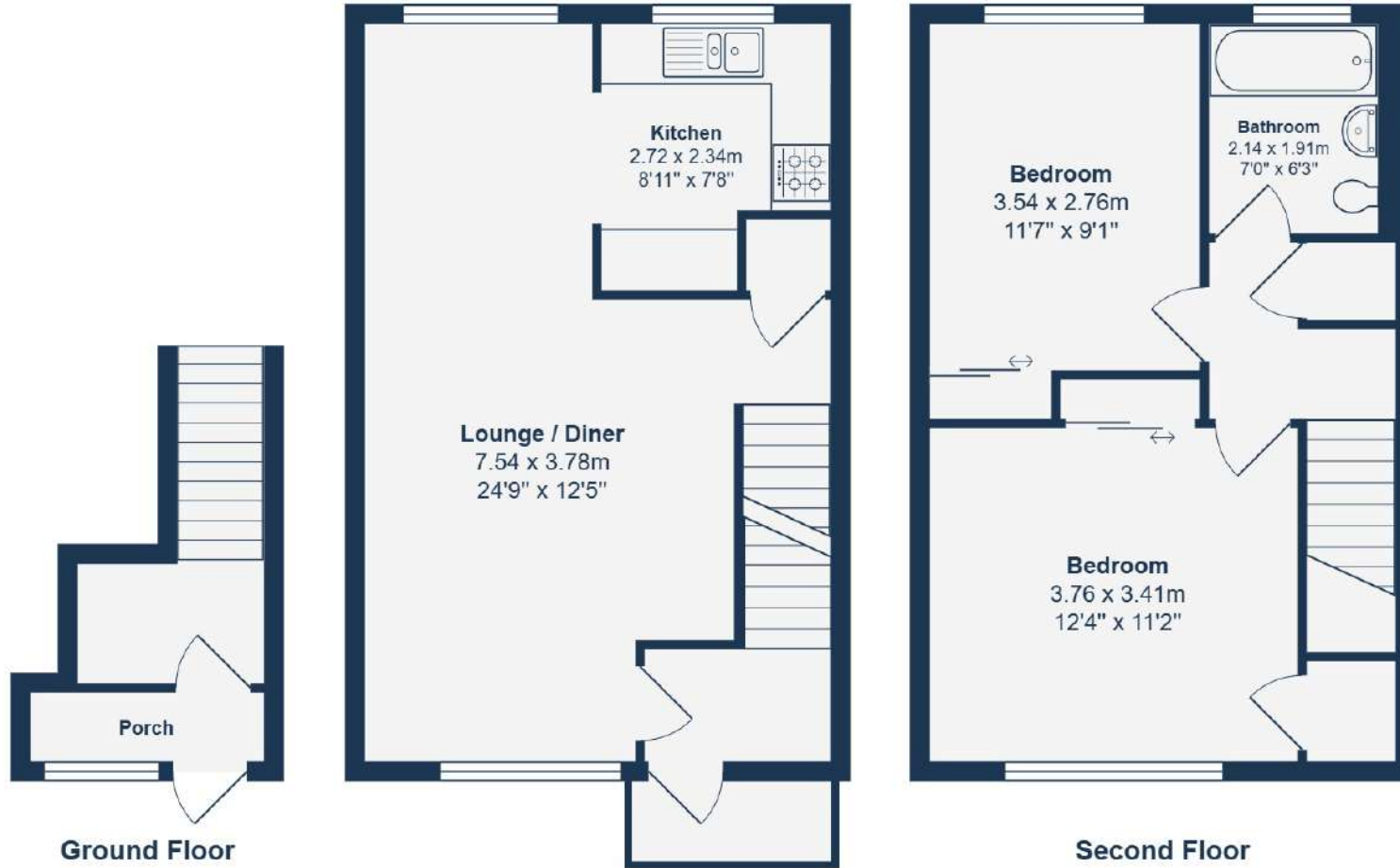
2.14m x 1.91m (7' 0" x 6' 3")

Double-glazed window, ceiling light, bathtub with shower, washbasin, WC, heated towel rail, vinyl flooring.

OUTSIDE

Balcony

Communal Garden



First Floor

Second Floor

Total Area: 78.0 m² ... 840 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.







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