



**£395,000 Leasehold**  
2 bedroom flat

Highfield Close  
Hither Green

## Read all about it...

Offered to the market with no onward chain, this spacious top-floor flat boasts modern, light-filled interiors and benefits from a private balcony and allocated off-street parking.

Located in Highfield Close, a quiet residential block, the property features a welcoming entrance hall with ample built-in storage. The bright and airy lounge is enhanced by sliding doors that open onto a south-facing balcony, providing an ideal space to relax and unwind. Along the hall, there is a separate kitchen with contemporary units and integrated appliances, a stylish family bathroom, and two double bedrooms. The master bedroom further benefits from built-in wardrobes and an en-suite shower room.

Situated within the sought-after Meridian South Development, this home is within walking distance of essential amenities, including a GP practice, pharmacy, and a 24-hour Anytime Fitness Gym. The area also offers a fantastic selection of shops, supermarkets, and dining options. Hither Green Station provides excellent transport links into Central London, while highly regarded nurseries, schools, and the beautiful open spaces of Mountsfield Park make this location particularly popular with families and professionals alike.

**Tenure:** Leasehold (102 years remaining on lease) | **Monthly Service Charge:** £200 | **Ground Rent:** £200pa | **Council Tax:** Lewisham band C



**TOP FLOOR FLAT**  
**TWO BED - TWO BATH**  
**ALLOCATED PARKING SPACE**

**NO ONWARD CHAIN**  
**SOUTH-FACING BALCONY**  
**0.3 MI FROM HITHER GREEN STATION**

**Like what you see?**

Call **020 8852 0026** or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london)  
to arrange a viewing or request further information



## TOP FLOOR

### Entrance Hall

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

### Lounge/Diner

5.02m x 3.84m (16' 6" x 12' 7")

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

### Kitchen

3.82m x 1.90m (12' 7" x 6' 3")

Double-glazed window, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated washing machine, fridge, freezer, oven and electric hob, extractor hood, electric wall heater, tile flooring.

### Bedroom

4.94m x 2.66m (16' 3" x 8' 9")

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

### Shower Room

1.72m x 1.68m (5' 8" x 5' 6")

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

### Bedroom

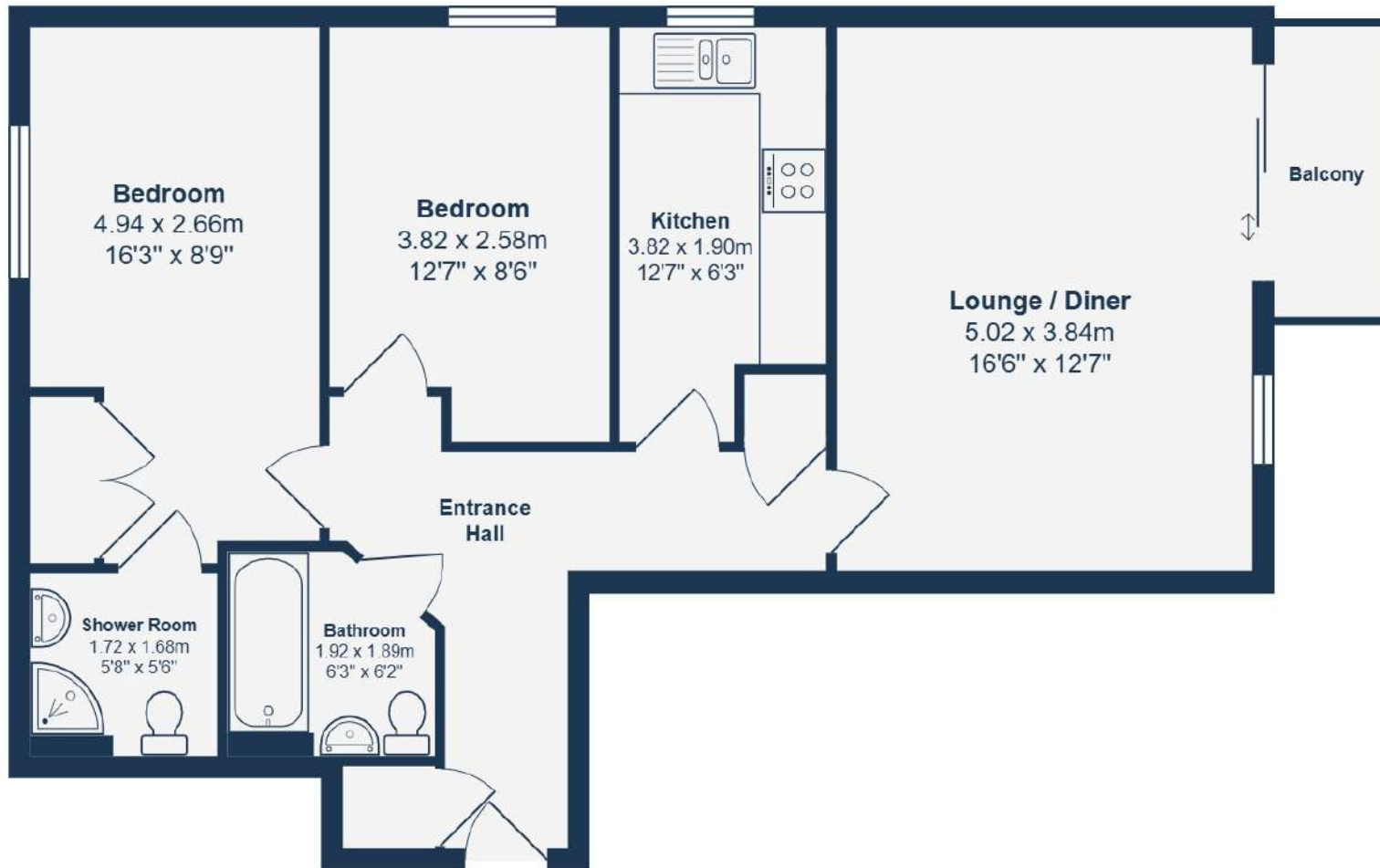
3.82m x 2.58m (12' 7" x 8' 6")

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

### Bathroom

1.92m x 1.89m (6' 3" x 6' 2")

Ceiling light, bathtub with shower, pedestal washbasin, WC, heated towel rail, tile flooring.



### Top Floor

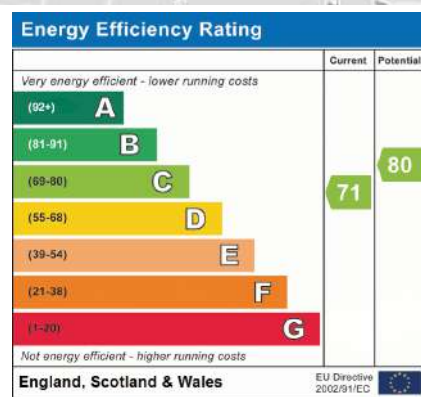
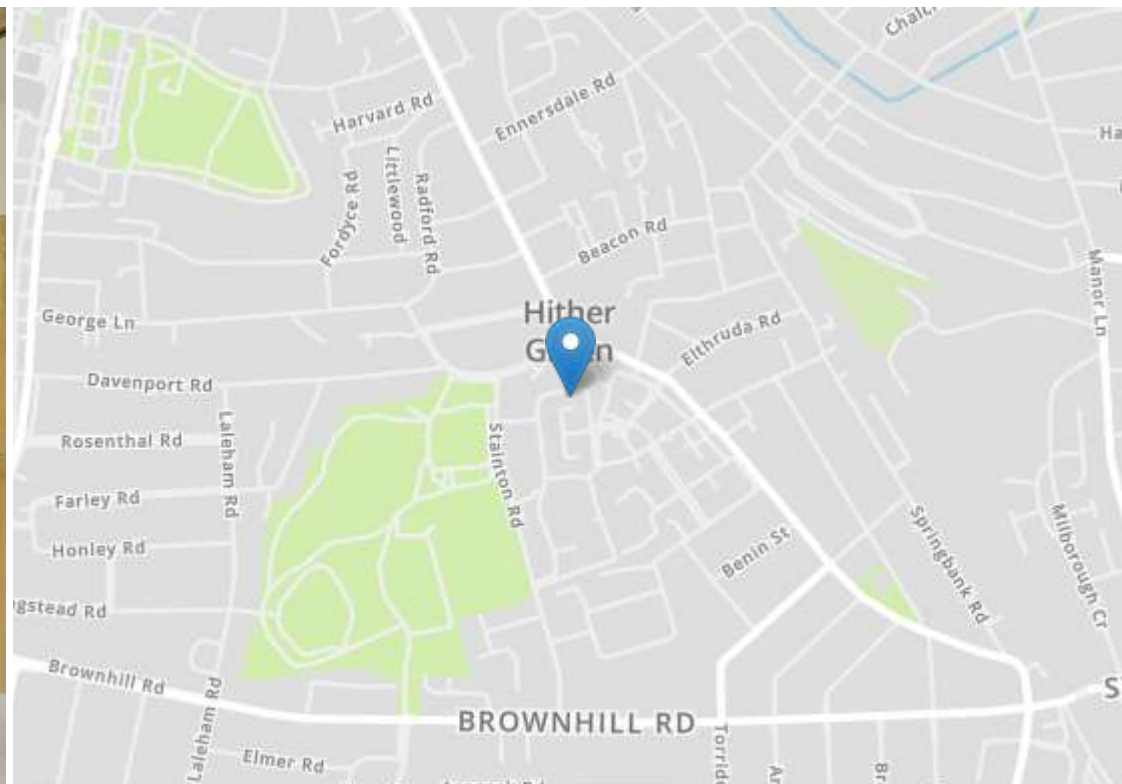
Total Area: 66.8 m<sup>2</sup> ... 719 ft<sup>2</sup> (excluding balcony)

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.







Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.