

Stanfords

— sales & lettings —



Guide Price £300,000 Share of Freehold

2 bedroom maisonette

Mallet Road

Hither Green

Read all about it...

Offered to the market with no onward chain, this impressive two-bedroom first-floor maisonette has been refurbished to a high standard, offering a stylish, move-in-ready home with a modern and elegant feel.

With its own private entrance, this beautifully presented property boasts parquet flooring throughout, creating a seamless flow between the rooms. The bright and airy open-plan lounge and kitchen features sleek contemporary units and integrated appliances, providing both style and functionality—an ideal space for everyday living and entertaining. The home also offers two well-proportioned bedrooms and a sleek, modern bathroom.

Adding to the practicality of the home, there is a fully boarded loft, offering an excellent amount of additional storage space.

The area benefits from excellent transport links, with Hither Green Station just a short walk away, offering fast connections to London Bridge, Charing Cross, and Cannon Street. A range of local amenities, including a GP practice, pharmacy, Anytime Fitness gym, as well as a variety of shops, supermarkets, and dining options, are all within easy reach. The beautiful open spaces of Mountsfield Park, perfect for leisurely strolls and outdoor activities, are also nearby.

An ideal opportunity for buyers seeking a stylish and well-connected home in a vibrant community.

Tenure: Share of Freehold | **Monthly Service Charge:** N/A | **Council Tax:** Lewisham band B

NO ONWARD CHAIN
NEWLY REFURBISHED
LIGHT & MODERN INTERIORS

FIRST FLOOR MAISONETTE
MODERN KITCHEN & BATHROOM
0.2MI 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



FIRST FLOOR

Open Plan Lounge & Kitchen

5.50m x 3.63m (18' 1" x 11' 11")

Double-glazed windows, plantation shutters, track ceiling lights, radiators, fitted kitchen unit, sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, oven, electric hob and extractor hood, parquet flooring.

Bedroom

3.76m x 3.24m (12' 4" x 10' 8")

Double-glazed windows, plantation shutters, pendant ceiling light, radiator, parquet flooring.

Bedroom

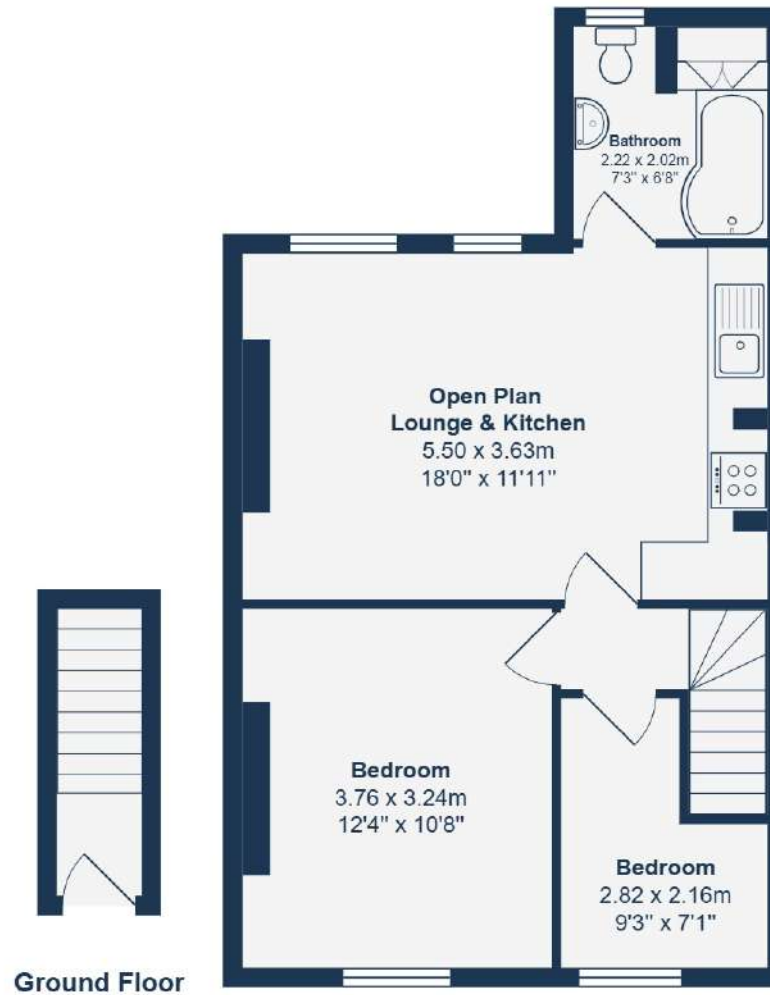
2.82m x 2.16m (9' 3" x 7' 1")

Double-glazed windows, plantation shutters, pendant ceiling light, radiator, parquet flooring.

Bathroom

2.22m x 2.02m (7' 3" x 6' 8")

Double-glazed window, flush ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, cupboard housing combi boiler, parquet flooring.



First Floor

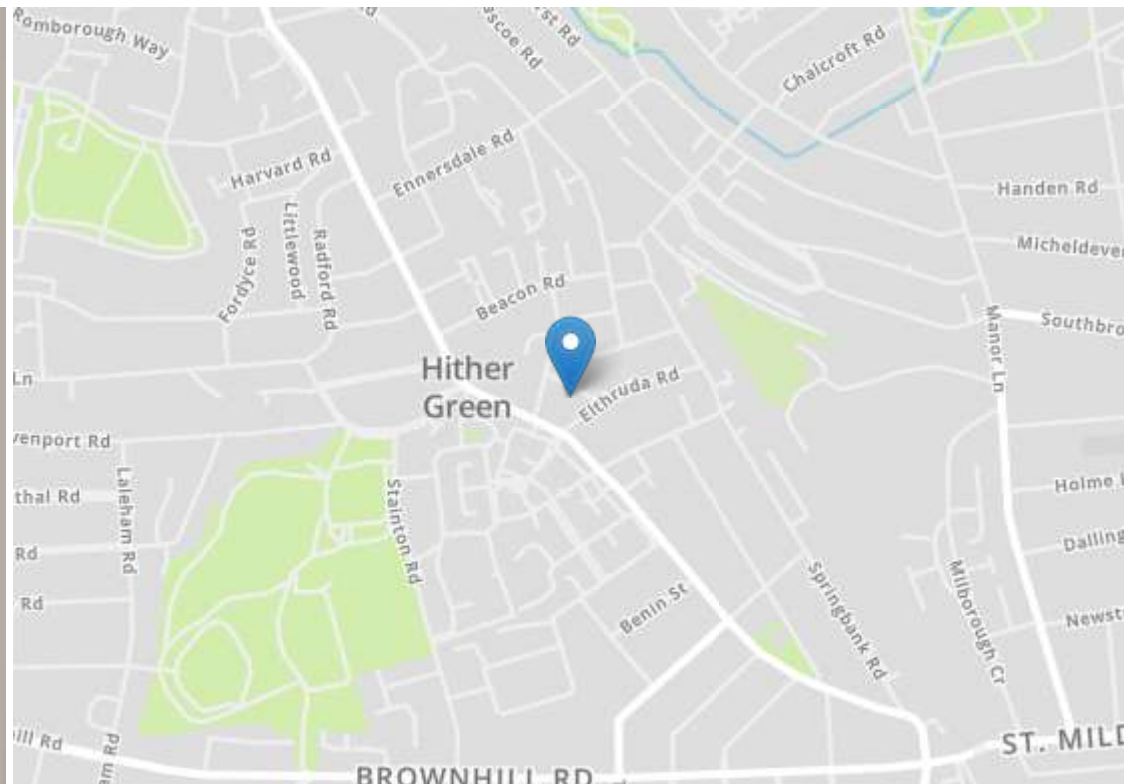
Total Area: 48.6 m² ... 523 ft²

Drawn for Stanfords Sales & Lettings

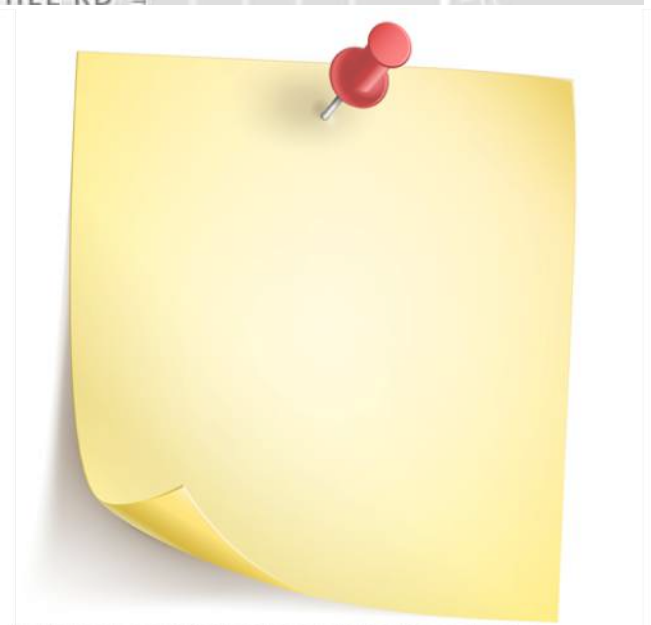
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.