

# 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](mailto: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.



**Ground Floor**

**First Floor**

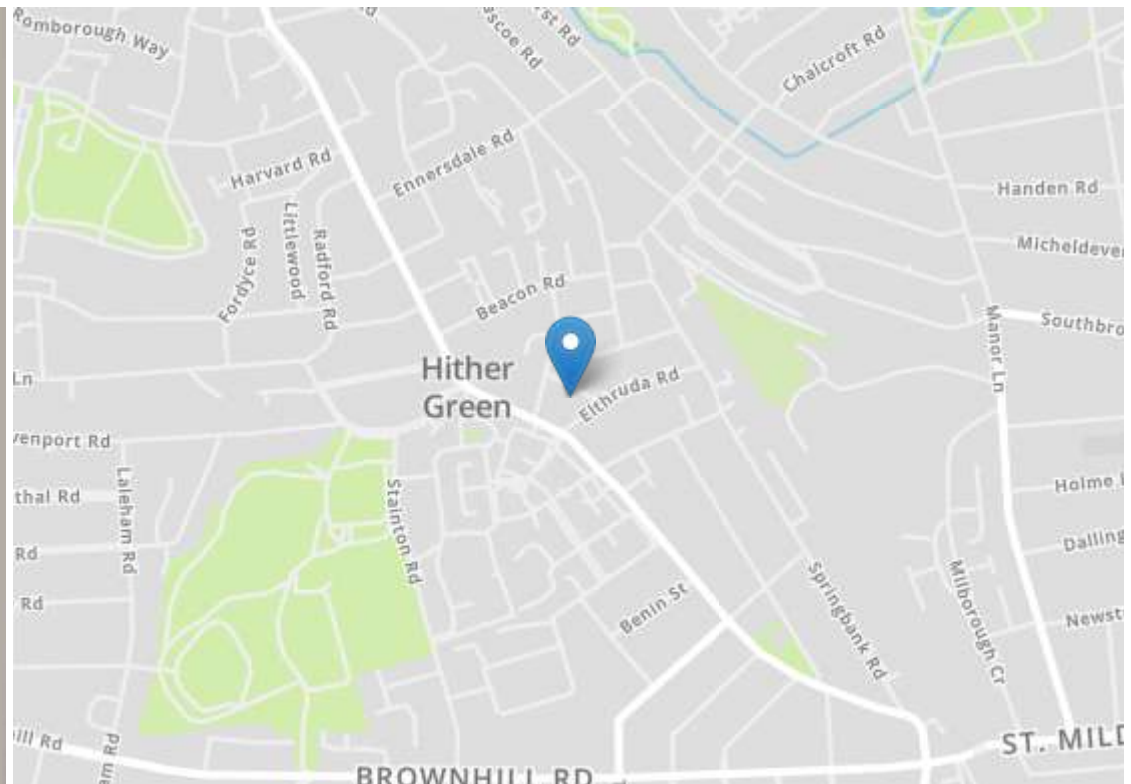
Total Area: 48.6 m<sup>2</sup> ... 523 ft<sup>2</sup>

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.



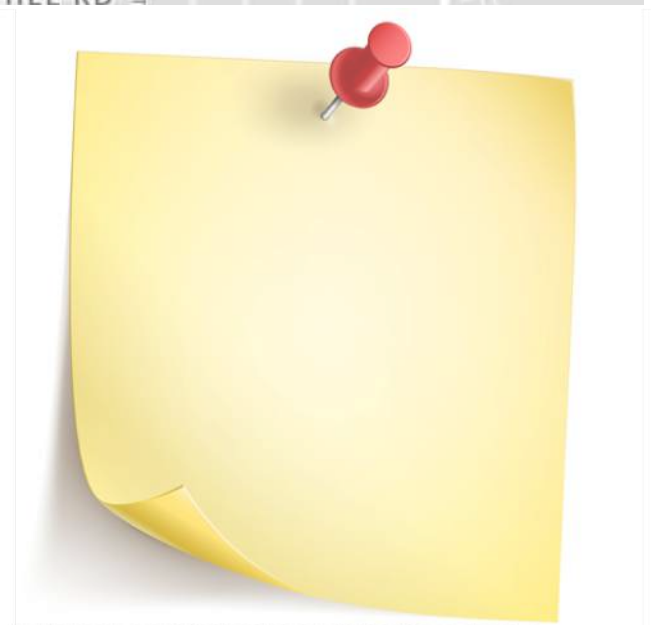




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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