



Guide Price £375,000

2 bedroom flat

Beacon Road
Hither Green

Read all about it...

Offered to the market with no onward chain, this light and spacious two-bedroom top-floor flat presents an exciting opportunity for buyers seeking a move-in-ready home in a vibrant, well-connected community.

Set within a private residential block and recently redecorated throughout, the flat features a welcoming entrance hall with generous built-in storage, leading to a bright and airy lounge. The modern kitchen adjoins the living space and boasts sleek units and ample worktop space. Both bedrooms are generously sized and include built-in wardrobes, while the bathroom offers a fresh, modern suite with a separate WC for added convenience.

Residents benefit from a well maintained communal garden, shared off-street parking, and the added bonus of a private garage en bloc.

Ideally located just a short walk from Hither Green Station, with fast links to London Bridge, Charing Cross, and Cannon Street. The local area is known for its welcoming, village-like atmosphere, with an excellent selection of independent cafés, restaurants, and shops. Green space is close at hand with Mountsfield Park nearby, and families will appreciate proximity to well-regarded nurseries and schools, including Brindishe Green Primary.

Tenure: Share of Freehold (remaining lease term - 992 years) | **Monthly Service Charge:** £150 | **Council Tax:** Lewisham band C

NO ONWARD CHAIN
LIGHT & MODERN INTERIORS
GARAGE EN-BLOC

REDECORATED THROUGHOUT
MODERN KITCHEN & BATHROOM
CLOSE TO HITHER GREEN STATION

Like what you see?

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





SECOND FLOOR

Entrance Hall

Ceiling lights, storage cupboards, column radiator, laminate wood flooring.

Reception Room

4.85m x 3.57m (15' 11" x 11' 9")

Double-glazed windows, pendant ceiling light, radiator, laminate wood flooring.

Kitchen

4.38m x 2.10m (14' 4" x 6' 11")

Double-glazed windows, track ceiling lights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, dishwasher, washing machine, fridge/freezer, integrated oven and gas hob, extractor hood, combi boiler, vinyl flooring.

Bedroom

3.40m x 3.20m (11' 2" x 10' 6")

Double-glazed windows, pendant ceiling light, storage cupboard, radiator, fitted carpet.

Bedroom

3.70m x 2.40m (12' 2" x 7' 10")

Double-glazed windows, pendant ceiling light, storage cupboard, radiator, fitted carpet.

Bathroom

1.90m x 1.67m (6' 3" x 5' 6")

Double-glazed window, ceiling light, bathtub with shower and screen, washbasin on vanity unit, heated towel rail, tile flooring.

WC

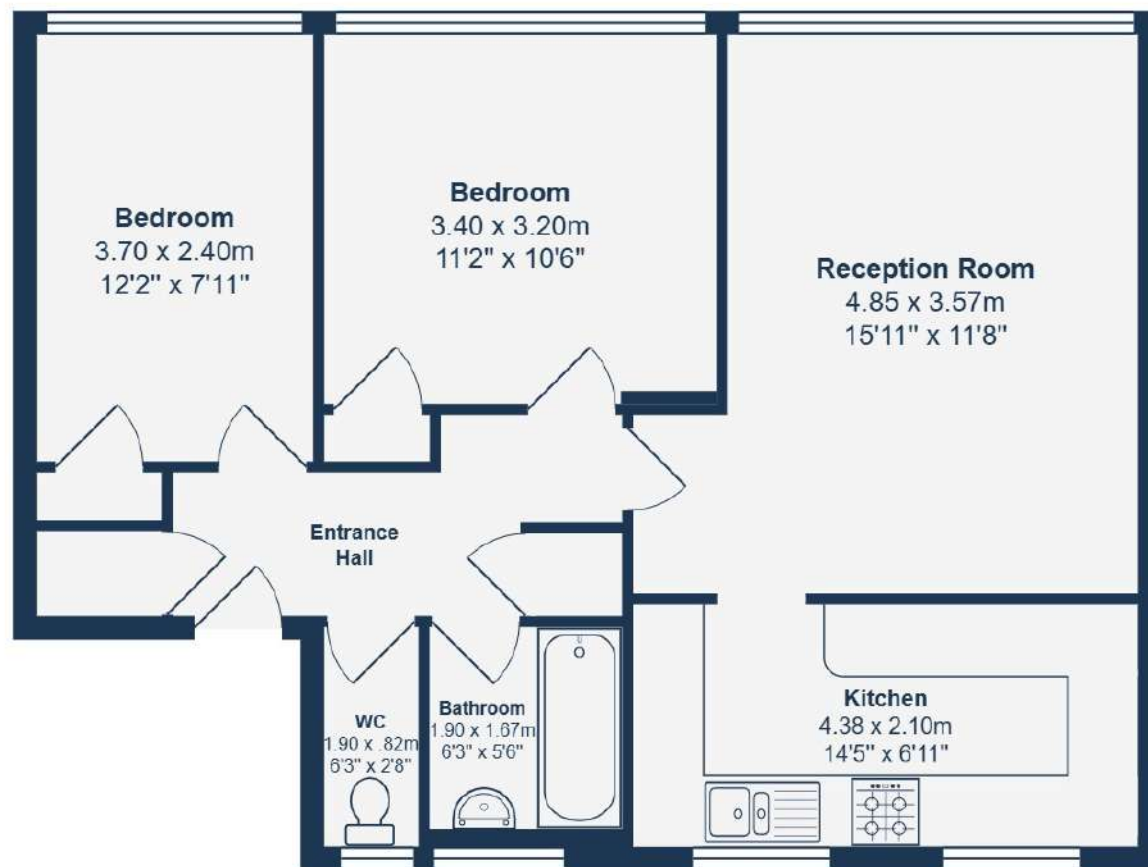
1.90m x 0.82m (6' 3" x 2' 8")

Double-glazed window, pendant ceiling light, WC, tile flooring.

OUTSIDE

Communal Garden

Garage



Second Floor

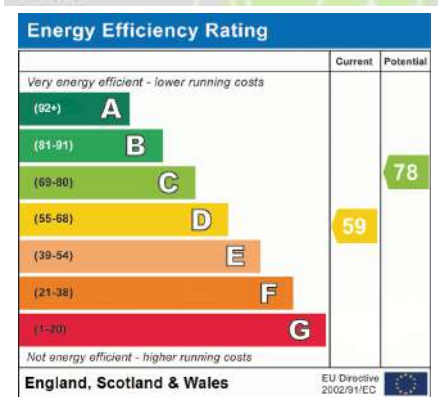
Total Area: 62.4 m² ... 672 ft²

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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