

Stanfords

— sales & lettings —



Guide Price £290,000 Leasehold
1 bedroom flat

Cherrywood Lodge
Hither Green

Read all about it...

Offered with no onward chain, this bright, quiet, and spacious one-bedroom flat with secure off-street parking is ideal for buyers seeking a move-in ready home in great location.

Set within the popular Meridian South development, the flat features a generous entrance hall with built-in storage, a large open-plan living and dining area with a modern kitchen, a good-sized double bedroom with fitted wardrobes, and a bathroom.

Perfectly positioned just a short walk from Hither Green Station, the area offers fast links to Central London and a great selection of local amenities, including a Tesco Express, 24-hour gym, health centre, and pharmacy. Independent shops, cafés, and restaurants add to the vibrant community feel Hither Green has to offer, while the green open space of Mountsfield Park is just moments away.

Tenure: Leasehold | **Council Tax:** Lewisham band B



Total Area: 49.2 m² ... 530 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.



THIRD FLOOR

Entrance Hall

Pendant ceiling light, fitted carpet.

Lounge/Diner

4.79m x 3.15m (15' 9" x 10' 4")

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

Kitchen

3.01m x 1.94m (9' 11" x 6' 4")

Inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated washer-dryer, oven and electric hob, extractor hood, vinyl flooring.



Bedroom

4.74m x 2.82m (15' 7" x 9' 3")

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

Bathroom

2.10m x 1.89m (6' 11" x 6' 2")

Inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.



Like what you see?

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	84
(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	

- NO ONWARD CHAIN
- THIRD FLOOR FLAT
- OPEN PLAN LOUNGE/KITCHEN
- SECURE UNDERGROUND PARKING
- 0.4MI TO HITHER GREEN STATION
- CLOSE TO MOUNTSFIELD PARK



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.

