



STANFORDS

Hither Green Lane, Hither Green

Guide Price £375,000

This beautifully presented split-level flat arranged across the top floors offers light-filled, modern living in excellent condition throughout and is truly move-in ready. Stepping inside, the flat features a spacious kitchen diner with sleek modern units and ample space for a large dining table, making it ideal for entertaining. The layout also offers excellent flexibility, with the potential to reconfigure the accommodation to create an open-plan kitchen/living space and a third bedroom if desired. A separate lounge currently provides a cosy retreat, while to the rear there is a double bedroom and a stylish modern bathroom. The landing offers useful built-in storage, including an under-stairs cupboard, along with loft access for additional storage.

Upstairs, there is a generous double bedroom with extensive built-in storage and an en-suite shower room, forming an excellent principal bedroom suite.

Ideally located on Hither Green Lane, the flat is just moments from Hither Green Station, providing fast and frequent services to London Bridge, Cannon Street, Charing Cross and Waterloo East. Mountsfield Park is a short stroll away, perfect for outdoor leisure, while a 24-hour PureGym is also close by. The local area offers a great selection of shops and popular places to eat and drink, including Sarah's Place, Saka Maka, Le Délice and The Station Pub.

With its excellent transport links, green spaces and friendly, village-like atmosphere, Hither Green remains one of South East London's most sought-after neighbourhoods.

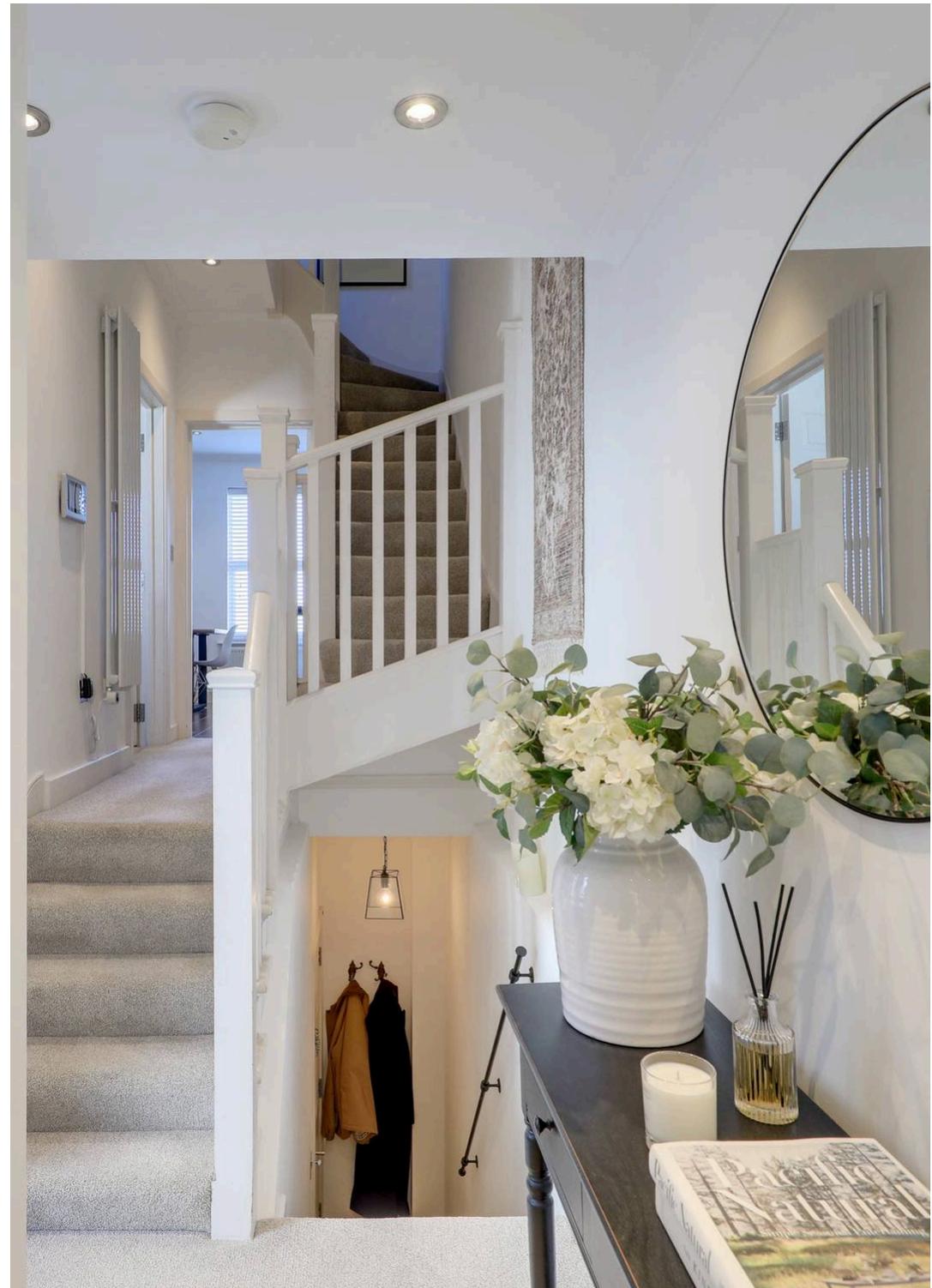
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- **Split Level Flat**
- **Light & Modern Interiors**
- **Spacious Kitchen/Diner**
- **Two Bed - Two Bath**
- **0.3mi to Hither Green Station**
- **Close to Mountsfield Park**









Total Area: 79.2 m² ... 853 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.



Second Floor

Kitchen/Diner

16' 6" x 12' 5" (5.04m x 3.78m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, 1.05 bowl sink with mixer tap and drainer, plumbing for washing machine, integrated oven and gas hob, extractor hood, combi boiler, radiator, vinyl flooring.

Lounge

10' 9" x 10' 9" (3.27m x 3.27m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

Bedroom

10' 1" x 9' 5" (3.07m x 2.86m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

Bathroom

9' 6" x 5' 11" (2.89m x 1.80m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

Landing

Inset ceiling spotlights, access to rear loft storage, understairs cupboard, radiator, fitted carpet.

Third Floor

Bedroom

15' 0" x 10' 3" (4.58m x 3.12m)

Double-glazed roof window, inset ceiling spotlights, built-in storage, fitted carpet.

Ensuite

Wall-mounted light, walk-in shower, washbasin, WC, tile flooring.





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