



STANFORDS

Theodore Road, London

Guide Price £375,000

This two-bedroom conversion flat on Theodore Road offers a bright and well-balanced home, ideal for those looking to combine comfort with convenience. With its light-filled living spaces and a sought-after location, it provides an inviting base with plenty of potential.

Inside, the flat features a generous living area — a sociable space that works just as well for quiet evenings as it does for hosting friends. The kitchen, two well-proportioned bedrooms and a family bathroom complete the layout. The property is ready to move into, with scope for personal updates if desired.

Theodore Road is well placed for local shops, cafés, and green spaces, while strong transport links make commuting into central London or further afield easy. The area is also known for its welcoming community feel, with schools and amenities close by.

Altogether, this flat makes a strong choice for first-time buyers, professionals, or anyone looking for a home that offers both practicality and potential in a well-connected setting.

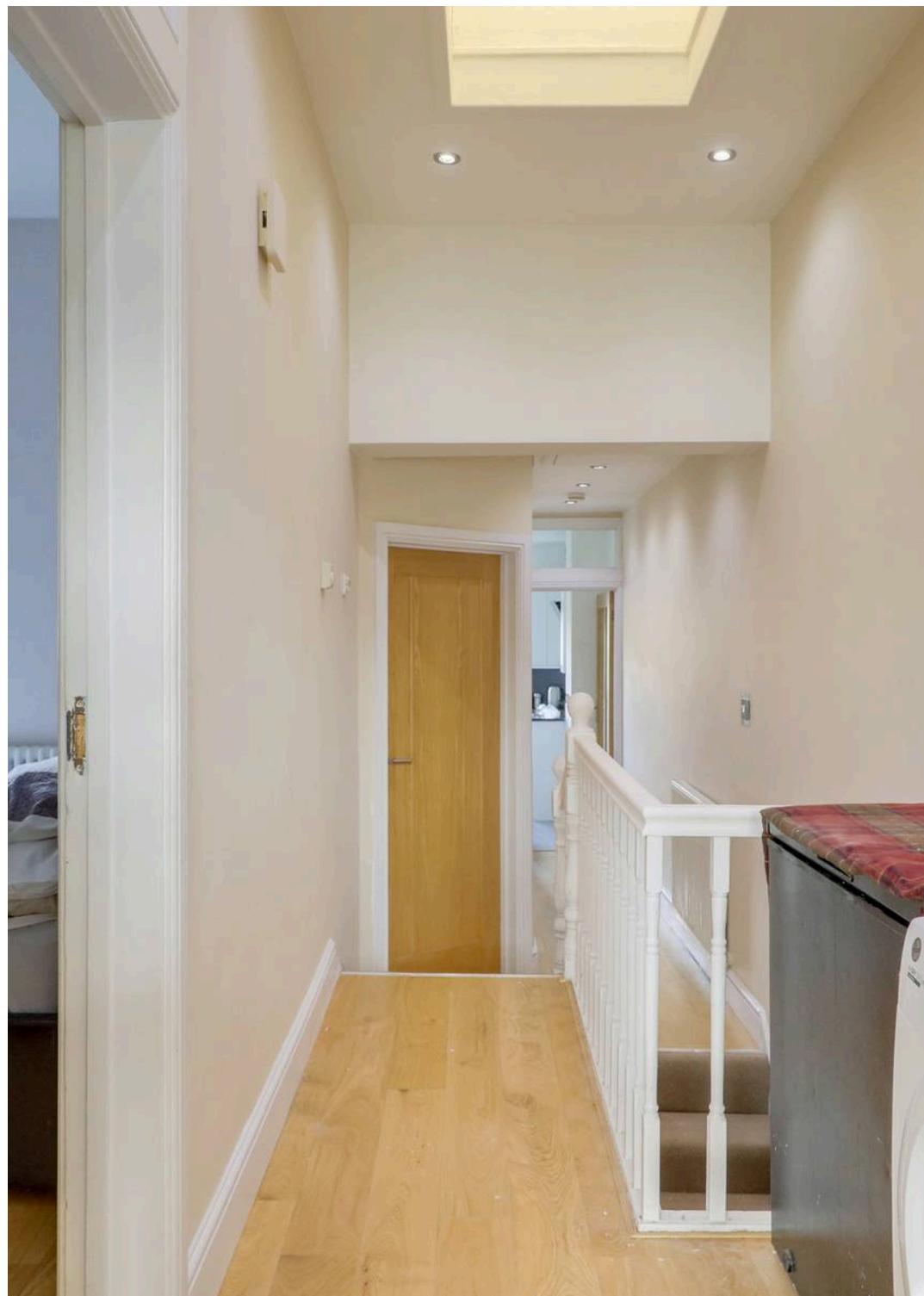
**Council Tax band: C**

**Tenure: Leasehold**

**EPC Energy Efficiency Rating: C**

**EPC Environmental Impact Rating: C**

- **Two Bed First Floor Flat**
- **Light & Modern Interior**
- **Heated Bathroom Flooring**
- **Close To Local Amenities**
- **Close To Hither Green Station**
- **Total Area - 633sqft**









**First Floor**

Total Area: 58.8 m<sup>2</sup> ... 633 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.



## FIRST FLOOR

### Living Room

15' 10" x 13' 10" (4.82m x 4.21m)

Spotlights, double-glazed windows, wall mounted radiator, wooden flooring.

### Bedroom

11' 11" x 10' 1" (3.63m x 3.08m)

Spotlights, double-glazed window, wall mounted radiator, wooden flooring.

### Bathroom

6' 11" x 6' 10" (2.12m x 2.09m)

Spotlights, double-glazed window, wall mounted heated towel rack, laminate wall tile panels, 3 piece matching set, mixer tap, mixer bath taps,, handheld shower head, under floor heating, laminate tile flooring.

### Bedroom

8' 0" x 6' 11" (2.44m x 2.12m)

Spotlights, double-glazed window, wall mounted radiator, wooden flooring.

### Kitchen

10' 0" x 7' 9" (3.05m x 2.37m)

Spotlights, double-glazed window, matching base and wall counter units, sink with stainless steel mixer tap, integrated dishwasher, washing machine, cooker and hob, spot lighting under base units, laminate flooring.





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