



STANFORDS

Leahurst Road, London

Guide Price £400,000

This beautifully presented first floor flat offers an inviting blend of character and contemporary comfort, thoughtfully arranged to maximise both space and natural light. Spanning 562 square feet, the property features a welcoming entrance hall that leads into a bright and airy reception room, where large windows allow sunlight to fill the space, creating an ideal setting for relaxing or entertaining guests.

The modern kitchen is well-appointed with sleek cabinetry and integrated appliances, providing ample storage and practical work surfaces for every-day cooking and dining.

Two well-proportioned bedrooms offer flexible accommodation, the principal bedroom is generously proportioned, while the second bedroom provides an excellent option for guests, a home office or creative studio. The stylish bathroom is finished with quality fixtures and contemporary tiling, ensuring both comfort and convenience.

Located just 0.2 miles from Hither Green Station, the property is perfectly positioned for commuters, with regular services to London Bridge, Cannon Street and Charing Cross, making journeys into the city swift and straightforward. Local amenities are within easy reach, including independent cafes and restaurants. The area is known for its friendly community atmosphere and excellent connectivity, with nearby bus routes and road links providing further flexibility for travel.

Council Tax band: B

Tenure: Leasehold

- **Beautifully Presented Throughout**
- **First Floor Flat**
- **Two Bedrooms**
- **Total Area - 562sqft**
- **0.2mi To Hither Green Station**









First Floor

Total Area: 52.2 m² ... 562 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.



FIRST FLOOR

Lounge

11' 0" x 11' 0" (3.36m x 3.36m)

Pendant light, bay window, radiator, built in shelving units, wood floor.

Kitchen

11' 0" x 4' 9" (3.36m x 1.44m)

Ceiling light, window, matching base and wall units, integrated oven and hob, extractor fan hood, stainless steel sink basin with mixer tap, dishwasher, wood floor.

Bedroom

11' 0" x 9' 9" (3.36m x 2.96m)

Pendant light, window, radiator, wood floor.

Bathroom

8' 7" x 4' 8" (2.62m x 1.41m)

Pendant lights, window, vanity unit with sink basin and mixer tap, toilet, bathtub, underfloor heating, tile floor.

Bedroom

11' 1" x 1' 7" (3.38m x 0.49m)

Pendant light, window, alcove space, wood floor.





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