



STANFORDS

Lullingstone Lane, London
£365,000

This inviting two-bedroom flat offers a well-judged balance of comfort, space, and practicality, making it an excellent choice for first-time buyers, professional couples, or anyone seeking a well-connected London base.

Extending to approximately 665 sqft, the property features a thoughtfully arranged layout designed for modern living. Positioned within a quiet and sought-after development, the flat enjoys attractive views towards the clock tower and benefits from light flowing in from both the front and rear of the building, ensuring excellent natural light throughout the day.

At the heart of the home is a bright and spacious lounge, ideal for both relaxing and entertaining. Both bedrooms are generously proportioned.

The recently renovated kitchen and bathroom add a contemporary feel, while the kitchen offers ample worktop space, large cupboards, and generous storage throughout the home.

Further benefits include an off-street, dedicated parking space, adding to the convenience of this well-appointed property.

Ideally located just 0.5 miles from Hither Green Station, the flat offers excellent transport links into central London and beyond. A range of local shops, cafés, and amenities are close by, supporting a comfortable and well-balanced lifestyle.

With its blend of character, modern features, and excellent location, this flat is ready to welcome its new owners to a home that is as practical as it is inviting.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

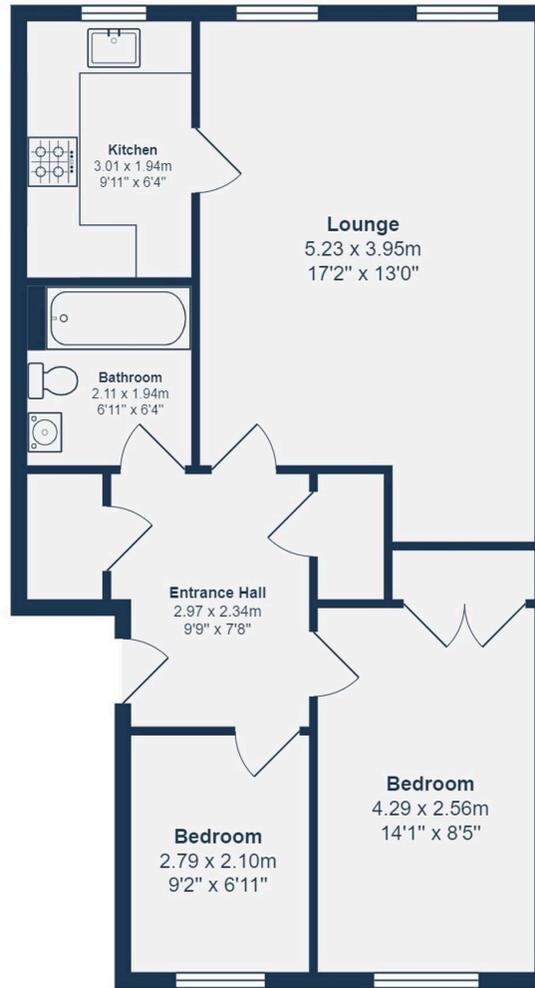
EPC Environmental Impact Rating: C

- **Two Bedrooms**
- **Spacious Lounge Area**
- **Total Area - 665sqft**
- **0.5mi To Hither Green Station**
- **Mountsfield Park 100m Away**
- **Access to communal Garden**









Second Floor

Total Area: 61.8 m² ... 665 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

Entrance Hall

9' 9" x 7' 8" (2.97m x 2.34m)

Pendant light, front door, radiator, wood floor.

Lounge

17' 2" x 13' 0" (5.23m x 3.95m)

Pendant light fixtures, two windows, wood floor.

Kitchen

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

Ceiling light, window, matching base and wall units, integrated oven and hob, extractor hood, sink basin with mixer tap, tile floor.

Bathroom

6' 11" x 6' 4" (2.11m x 1.94m)

Spotlighting, sink basin with mixer tap built in to unit, hidden cistern toilet, shower with glass shield and mixer taps, half tile wall, splash back tile, tile floor.

Bedroom

14' 1" x 8' 5" (4.29m x 2.56m)

Pendant light, window, radiator, double-door built in wardrobe space, wood floor.



Bedroom

9' 2" x 6' 11" (2.79m x 2.10m)

Pendant light, window, radiator, wood floor.

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