



STANFORDS

George Lane, London
£475,000

This beautifully presented, chain-free Victorian conversion flat combines period charm with modern comfort. Boasting high ceilings, fireplaces and wood flooring throughout, the property offers a generous 747sqft of living space along with a share of the freehold — making it an ideal purchase for first-time buyers, professionals and investors alike.

At the heart of the home is a bright and welcoming open-plan kitchen and living area, complete with a breakfast bar, creating a versatile space perfectly suited to both everyday living and entertaining. A stylish, modern family-sized bathroom is finished to a high standard, complemented by two well-proportioned bedrooms. The principal bedroom is enhanced by sun-drenched bay windows, while the second benefits from French doors opening directly onto the garden.

A classic Victorian brick façade and tiled pathway create an attractive first impression. To the rear, the property enjoys direct access to a private paved patio and garden with built-in raised beds — a fantastic outdoor space ideal for gardening, entertaining or relaxing on warm summer evenings.

Further benefits include a useful cellar providing excellent storage, with potential for extended use subject to the necessary consents.

Ideally located in the sought-after neighbourhood of Hither Green, the property is surrounded by independent cafés, supermarkets and the open green spaces of Mountsfield Park and Ladywell Fields. Excellent transport links are available via Hither Green railway station (0.6 miles), Ladywell railway station (0.7 miles) and Catford railway station (0.8 miles), with Central London accessible in approximately 17 minutes.

Council Tax band: C

Tenure: Share of Freehold

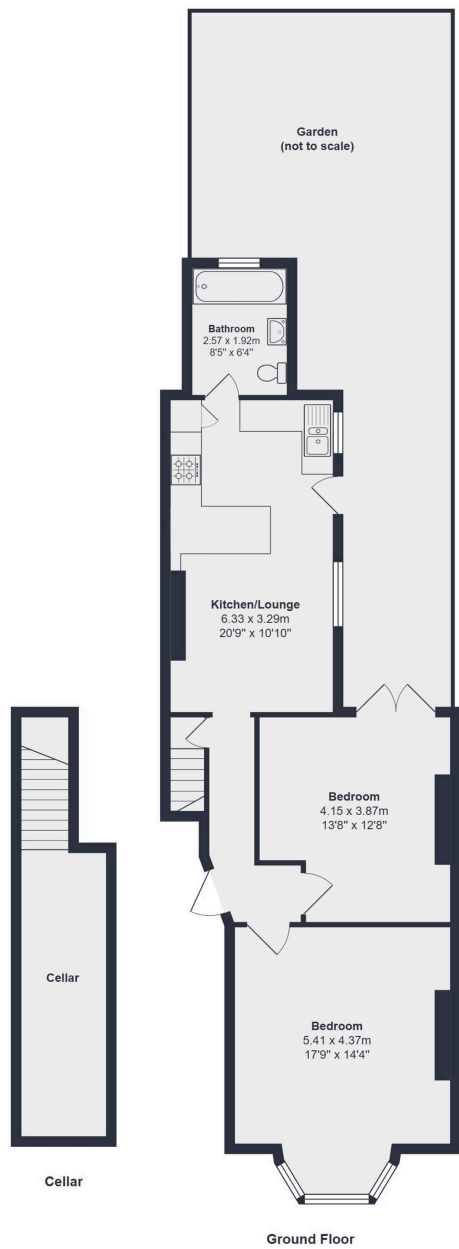
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- **Cellar Storage**
- **Private Garden**
- **Two Spacious Bedrooms**
- **Chain Free**
- **Share Of Freehold**
- **Total Area - 747sqft**







Total Area: 69.4 m² ... 747 ft² (excluding cellar)

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.



GROUND FLOOR

Bedroom

17' 9" x 14' 4" (5.41m x 4.37m)

Pendant light, south-facing bay window, alcove shelving, fireplace, radiator, wood floor.

Bedroom

13' 7" x 12' 8" (4.15m x 3.87m)

Pendant light, french doors with direct garden access, alcove space, radiator, wood floor.

Kitchen/Lounge

20' 9" x 10' 10" (6.33m x 3.29m)

Lounge: Pendant light, window, fireplace, alcove space, radiator, wood floor. Kitchen: Spotlights, window, matching base and wall unit cupboards, integrated dishwasher, integrated fridge/freezer, gas hob and oven, sink with mixer tap, breakfast bar area, tile floor.

Bathroom

8' 5" x 6' 4" (2.57m x 1.92m)

Spotlighting, windows, panelling, wall-mounted sink with mixer tap, toilet, bath tub with shower head and mixer taps, tiled wall, radiator with heated towel rail, tile floor.



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