



STANFORDS

Eastdown Park, Hither Green
£375,000

This spacious two-bedroom ground-floor flat offers comfortable and well-balanced living, benefitting from its own private entrance and a private rear garden.

Stepping inside, the property opens into a generous entrance hall. The bright and spacious reception room offers ample room for both lounging and dining, with direct access to the lovingly maintained garden, making it ideal for relaxing or entertaining. The kitchen and bathroom are modern and well-appointed, while the property features two well-proportioned bedrooms, including a particularly generous principal bedroom that offers excellent space and comfort.

Ideally situated for excellent transport links, the property is within a mile of Hither Green, Lewisham (mainline and DLR), and Blackheath stations, as well as a range of local bus routes, providing easy access into Central London.

The surrounding area offers the best of both worlds, with Lewisham providing a wide selection of shops, supermarkets, and vibrant places to eat and drink, while Hither Green offers a more relaxed, village-like atmosphere with independent cafés and boutique shops. For outdoor enjoyment, the beautiful open spaces of Manor Park and Manor House Gardens are just a short distance away.

A fantastic opportunity for buyers seeking a well-located home with great space, excellent transport links, and a strong sense of community.

Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- **Ground Floor Flat**
- **Private Garden**
- **Own Front Door**
- **Modern Kitchen & Bathroom**
- **Off-Street Parking**
- **Excellent Transport Links**







GROUND FLOOR

Entrance Hall

Flush ceiling light, storage cupboard, wood flooring.

Reception Room

13' 1" x 11' 9" (4.00m x 3.57m)

Double-glazed windows and door to garden, ceiling light, radiator, wood flooring.

Kitchen

10' 6" x 5' 11" (3.21m x 1.80m)

Track ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, electric hob and extractor hood, washing machine, fridge/freezer, tile flooring.

Bedroom

15' 3" x 13' 7" (4.64m x 4.15m)

Double-glazed bay windows, ceiling light, radiator, fitted carpet.

Bedroom

13' 1" x 5' 10" (3.98m x 1.77m)

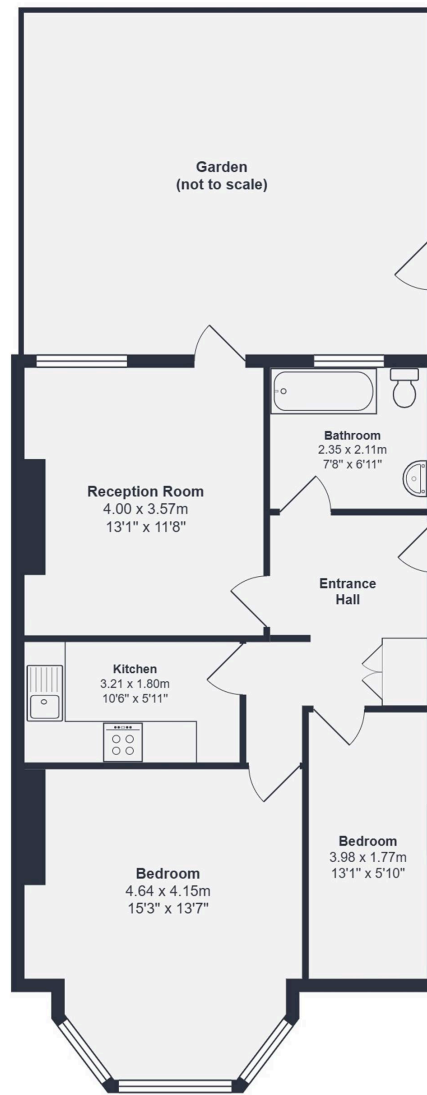
Double-glazed window, ceiling light, radiator, fitted carpet.



Bathroom

7' 9" x 6' 11" (2.35m x 2.11m)

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



Ground Floor

Total Area: 59.2 m² ... 637 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.



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