



STANFORDS

Eastdown Park, London

Guide Price £425,000

This well-presented and versatile ground floor maisonette benefits from its own private entrance, accessed via a side passage, providing both convenience and a greater sense of privacy rarely found in similar properties.

The accommodation is arranged around a welcoming entrance hall and offers a flexible layout to suit a variety of lifestyles. To the front of the property is a generously sized principal room, featuring an attractive bay window that allows for plenty of natural light, along with a charming fireplace and bespoke alcove shelving. Currently arranged as a comfortable lounge, this room could equally serve as a spacious main bedroom.

In addition, there are two further bedrooms, including a well-proportioned double room with fitted sliding door wardrobes offering excellent storage, as well as a smaller bedroom ideal for use as a guest room, nursery, or home office. The bathroom is conveniently positioned off the hallway.

To the rear, the kitchen enjoys a pleasant outlook and provides direct access to a private garden, creating an ideal space for outdoor dining, entertaining, or simply relaxing during the warmer months. The garden offers a valuable extension of the living space and enhances the overall appeal of the property. The sale also includes all kitchen appliances, allowing for a convenient and move-in-ready purchase.

Ideally located around **0.5 miles from Hither Green Station**, the property offers excellent transport links into Central London. It's also within easy walking distance of Ladywell, Blackheath, and Lewisham — with Lewisham Station only a few minutes further than Hither Green, making Zone 2 travel exceptionally convenient. Local shops, cafés, and everyday amenities are all close at hand, making this property an attractive option for professionals, couples, and small families alike.

- **Private Garden**
- **Maisonette**
- **Total Area - 625sqft**
- **Share Of Freehold**
- **0.5 miles From Hither Green Station**
- **Lower Floor**







GROUND FLOOR

Entrance Hall

Kitchen

10' 0" x 7' 2" (3.04m x 2.19m)

Pendant light, window, radiator, shelving, matching base and wall units, integrated oven, hob and extractor fan, sink with mixer tap, kitchen appliances included, tiled floor.

Bedroom

15' 5" x 10' 8" (4.69m x 3.26m)

Pendant light, bay window, fireplace, alcove fitted shelving space, radiator, wood floor.

Bedroom

13' 9" x 6' 2" (4.19m x 1.89m)

Pendant light, windows, wood floor.

Bedroom

13' 2" x 10' 1" (4.01m x 3.07m)

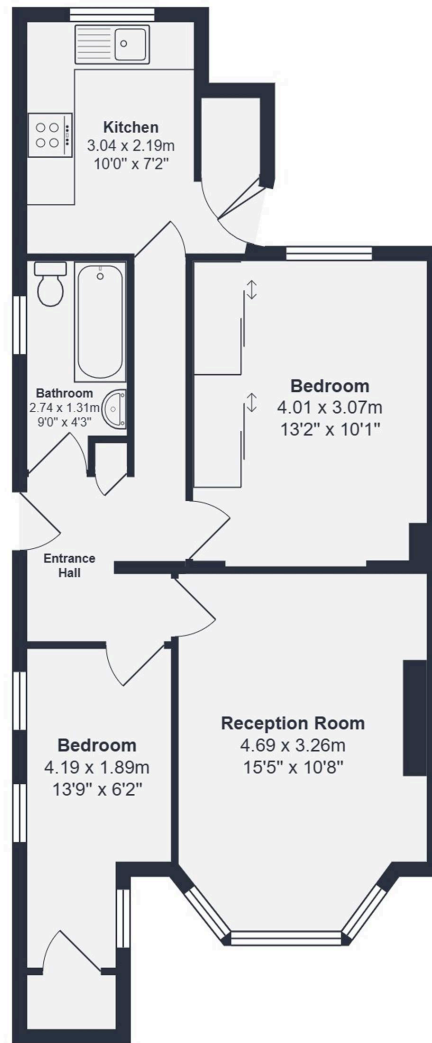
Pendant light, window, integrated sliding wardrobe storage, radiator, carpet.

Bathroom

9' 0" x 4' 4" (2.74m x 1.31m)

Ceiling light, window, toilet, bathtub with glass divider and showerhead, sink basin with mixer tap, wall-mounted heated towel rail, flooring.





Ground Floor

Total Area: 58.0 m² ... 625 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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