



STANFORDS

Radford Road, London
£350,000

This beautifully presented garden flat offers comfortable living space and has the added benefit of a large cellar, providing excellent storage or potential for further use. Entering the split-level maisonette through its own front door, off the hallway is a bright reception room, ideal for relaxing or entertaining, and a well-proportioned bedroom with views onto the garden.

Downstairs is a stylish kitchen with space for a table, and a fresh, modern bathroom. A particular highlight of this home is the long, private, west-facing garden, offering a sunny outdoor space perfect for relaxing, gardening, or entertaining during the warmer months. The garden also features rear access to the flat and backs onto a very quiet street.

Conveniently located just 0.4 miles from Hither Green Station, the property offers excellent transport links into Central London with trains to London Bridge in 10 minutes, Waterloo East in 15 minutes and Charing Cross in 20 minutes.

Hither Green itself has a friendly, village-like feel and the flat is just minutes on foot from Mountsfield Park with its buzzing café, as well as a variety of local shops and eateries including Found Hope Deli & Bottle Shop, Le Delice boulangerie, Sarah's Place for cocktails, Park Fever for craft beers, Sapore Vero restaurant for pizza and The Station pub.

It's also with easy walking distance of Manor House Gardens, Ladywell and for a longer stroll, Blackheath, making it a great location. This property benefits from a long lease with no charges, and would make an ideal first-time purchase, investment opportunity, or comfortable home for professionals.

Council Tax band: TBD

Tenure: Leasehold

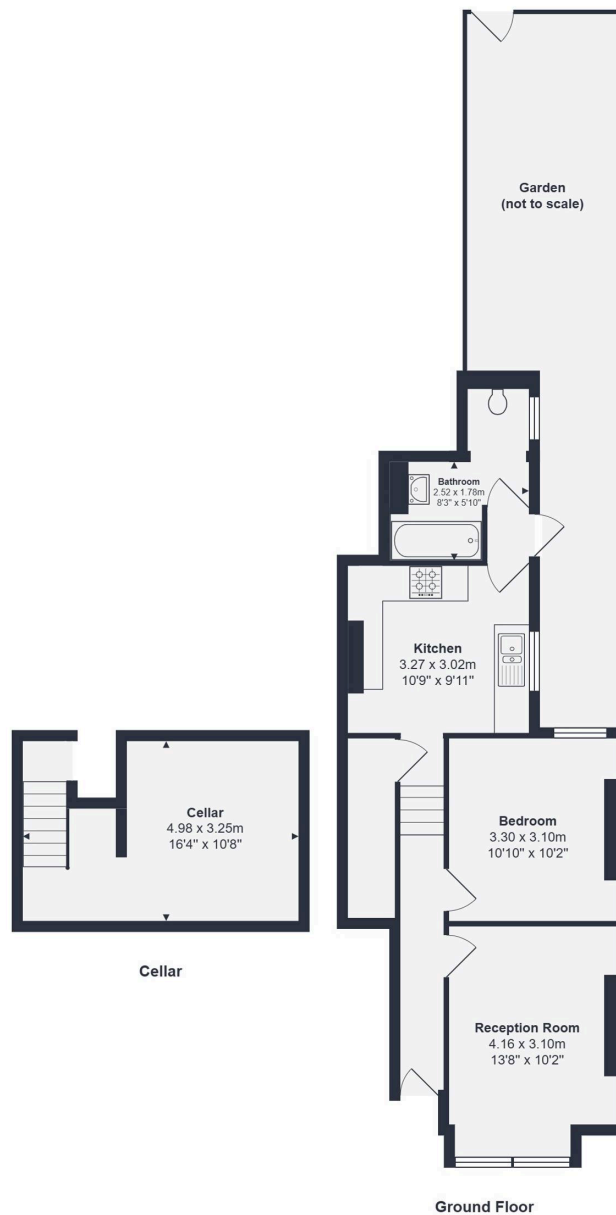
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- **Large Cellar**
- **Private Garden**
- **0.4mi To Hither Green Station**
- **Total Area - 517sqft**
- **Private West-Facing Garden**







Total Area: 48.0 m² ... 517 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

Cellar

16' 4" x 10' 8" (4.98m x 3.25m)

Reception Room

13' 8" x 10' 2" (4.16m x 3.10m)

Pendant light, window, fitted plantation shutters, radiator, alcove space, fitted shelving, wood floor.

Bedroom

10' 10" x 10' 2" (3.30m x 3.10m)

Pendant light, window, fitted plantation shutter, radiator, alcove space, wood floor.

Kitchen

10' 9" x 9' 11" (3.27m x 3.02m)

Pendant lights, window, matching base and wall units, shelving, sink with mixer tap, oven and hob, plumbing for dishwasher and washing machine, wood floor.

Bathroom

0' 10" x 5' 10" (0.25m x 1.78m)

Ceiling light, tiled walls, sink unit with mixer tap, toilet, bath tub with glass divider and shower head, heated towel rail, tiled floor.





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