



FUTURE
IS
FUCKED
STAY UP POSITIVE

STANFORDS

Nightingale Grove, Hither Green
£450,000

A light and modern two-bedroom ground floor flat on Nightingale Grove, beautifully blending period charm with contemporary interiors and offering a welcoming home in a sought-after location.

The property features a reception room to the front, with a bay window and feature fireplace adding character and warmth. A central hallway provides a practical layout, leading through to two bedrooms, including a spacious principal bedroom and a versatile second room ideal as a guest bedroom, nursery, or home office.

To the rear, the kitchen is fitted with sleek, contemporary units and offers direct access to the garden. The bathroom is striking and beautifully finished, creating a stylish and relaxing space.

Outside, the private garden provides a peaceful, leafy retreat—perfect for relaxing, entertaining, or enjoying the outdoors.

Ideally located just a short walk from Hither Green Station, the property benefits from excellent transport links into Central London. The vibrant local area offers a great selection of independent shops, cafés, and restaurants, along with nearby green spaces.

Council Tax band: B

Tenure: Share of Freehold

- **Ground Floor Flat**
- **Two Bedrooms**
- **Private Garden**
- **Modern Kitchen & Bathroom**
- **0.2 mi To Hither Green Station**
- **0.4 mi To Mountsfield Park**
- **Total Area - 614sqft**
- **Share Of Freehold**







GROUND FLOOR

Reception Room

13' 9" x 12' 2" (4.18m x 3.70m)

Pendant light, bay window with fitted shutters, fitted shelving, fireplace, wood floor.

Kitchen

12' 6" x 10' 1" (3.80m x 3.07m)

Pendant light, window, access to garden, radiator, base and wall units, oven and hob, plumbing for washing machine, wood floor.

Bedroom

11' 4" x 9' 11" (3.46m x 3.03m)

Pendant light, window, radiator, fireplace, flooring.

Bedroom

7' 1" x 6' 8" (2.17m x 2.03m)

Ceiling light, window, radiator, wood flooring.

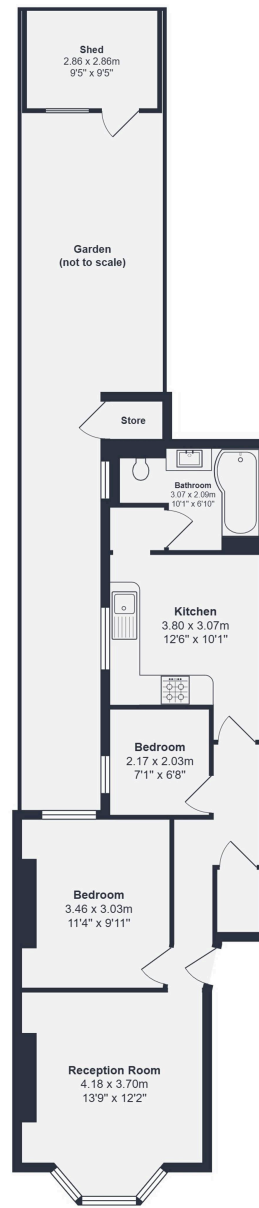
Bathroom

10' 1" x 6' 10" (3.07m x 2.09m)

Ceiling light, window, washbasin on vanity unit, bathtub with shower and screen, WC, heated towel rail, tile flooring.







Ground Floor

Total Area: 57.0 m² ... 614 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.



STANFORDS