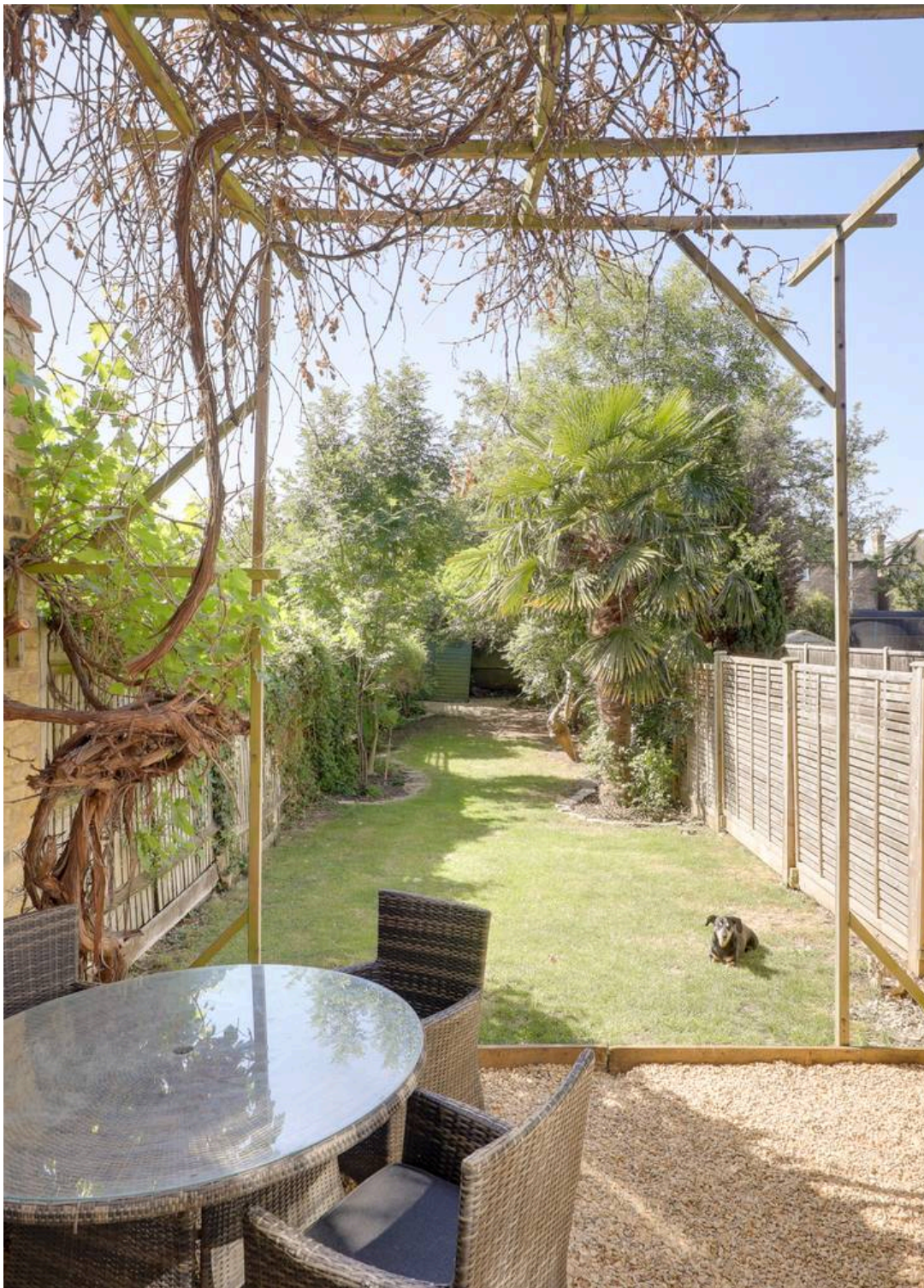




STANFORDS

Micheldever Road, Hither Green

Guide Price £525,000



A beautifully presented two-bedroom ground floor flat set within a charming double-fronted period conversion on Micheldever Road, in the highly sought-after Lee Manor Conservation Area. Benefitting from direct access to a private south-facing garden, this light and spacious home effortlessly blends stylish modern interiors with an abundance of original period character.

Stepping inside, the inviting reception room is filled with natural light from striking sash bay windows featuring beautiful stained glass, while ornate period detailing including ceiling roses and decorative corning enhance the home's charm. A working feature fireplace creates a wonderful focal point, adding warmth and character to the space.

The modern kitchen is thoughtfully designed with sleek contemporary units and offers plenty of room for dining, making it ideal for both everyday living and entertaining. There are two well-proportioned bedrooms, including a generous principal bedroom with built-in storage, while the second bedroom benefits from French doors opening directly onto the private rear garden — a wonderfully leafy and tranquil outdoor space perfect for relaxing and enjoying warmer days. A newly fitted contemporary bathroom completes the property.

Ideally positioned within easy reach of Hither Green and Lee stations, the property offers excellent transport links into Central London. The surrounding area boasts a fantastic selection of supermarkets, independent cafés, restaurants, and popular local pubs, while nearby Blackheath offers an even wider range of boutique shops and dining spots. The beautiful open spaces of Manor House Gardens are also just a short stroll away.

Council Tax band: C

Tenure: Leasehold

- **Ground Floor Flat**
- **Lee Manor Conservation Area**
- **Private South Facing Garden**
- **Spacious Kitchen/Diner**





GROUND FLOOR

Reception Room

14' 8" x 11' 10" (4.48m x 3.60m)

Sash bay windows with stained glass panes, wooden shutters, ceiling light, working fireplace, radiator, wood flooring.

Kitchen

11' 5" x 11' 2" (3.47m x 3.41m)

Sash window, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, oven, grill & gas hob, extractor hood, radiator, wood flooring.

Bedroom

11' 11" x 11' 10" (3.63m x 3.60m)

Sash windows, wooden shutters, ceiling light, fireplace, built-in wardrobes, radiator, wood flooring.

Bedroom

11' 10" x 8' 8" (3.60m x 2.63m)

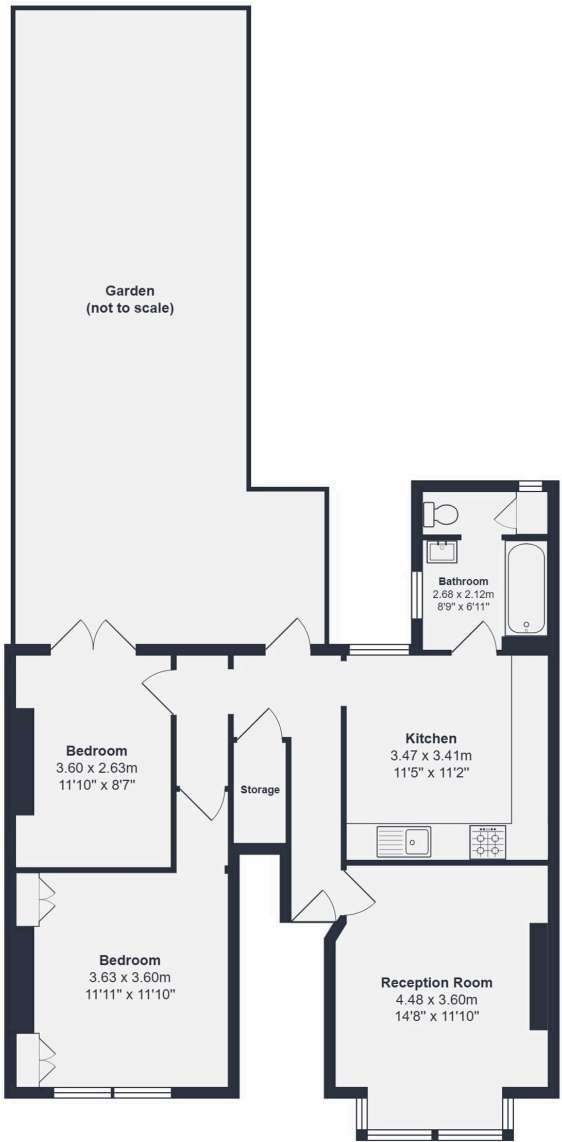
French doors to garden, ceiling light, fireplace, alcove shelving, radiator, wood flooring.

Bathroom

8' 10" x 6' 11" (2.68m x 2.12m)

Double-glazed windows, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, fitted cabinet, tile flooring.





Ground Floor

Total Area: 67.1 m² ... 722 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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