



STANFORDS

Northbrook Road, Hither Green

Guide Price £425,000



A light and airy two-bedroom first-floor flat set within a charming period conversion, benefitting from a share of the freehold, beautifully presented interiors, and attractive period features throughout.

Stepping inside, hardwood flooring flows seamlessly throughout the property, enhancing the warm and welcoming feel of the home. The spacious lounge offers ample room for both lounging and dining and is flooded with natural light from large sash windows, while a charming feature fireplace and bespoke fitted cabinetry add further character. The modern kitchen enjoys pleasant views over the communal rear garden and is fitted with sleek contemporary units.

The property boasts two bedrooms, including a generously sized principal double with built-in storage, alongside a sleek and stylish bathroom. Outside, the large communal garden provides a peaceful space for residents to relax and enjoy the sunshine, while a private storage shed offers excellent additional storage and is particularly useful for bike users.

Ideally located just 0.4 miles from Hither Green Station, and within easy reach of Blackheath and Lewisham mainline and DLR stations, the property benefits from excellent transport links into Central London. The surrounding area offers a fantastic selection of independent cafés, restaurants, and local shops, while the beautiful open spaces of Manor House Gardens are just a short stroll away.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- First Floor Flat
- Period Conversion
- Beautifully Presented Throughout
- Large Communal Garden with Storage Shed
- Close to Manor House Gardens
- Excellent Transport Links





FIRST FLOOR

Reception Room

16' 11" x 11' 3" (5.15m x 3.43m)

Sash windows, pendant ceiling light, gas fireplace, alcove shelving and cabinetry, radiator, wood flooring.

Kitchen

8' 1" x 7' 7" (2.47m x 2.31m)

Sash window, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven, gas hob and extractor hood, wood flooring.

Bedroom

13' 11" x 13' 1" (4.23m x 3.99m)

Sash window, pendant ceiling light, built-in wardrobes and storage unit, radiator, wood flooring.

Bedroom

10' 6" x 5' 11" (3.20m x 1.81m)

Double glazed sash window, pendant ceiling light, radiator, wood flooring.

Bathroom

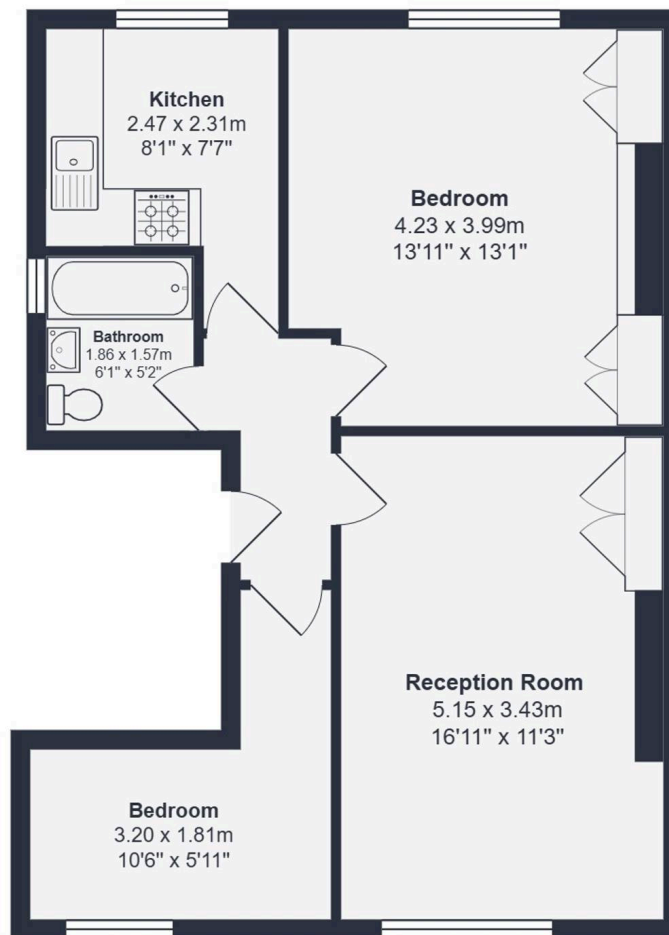
6' 1" x 5' 2" (1.86m x 1.57m)

Double glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, electric heated towel rail, wood flooring.

Entrance Hall

Inset ceiling spotlights, wood flooring.





First Floor

Total Area: 55.6 m² ... 599 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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