



STANFORDS

George Lane, Hither Green

Guide Price £450,000



A spacious and immaculately presented two-bedroom ground floor apartment, set within a peaceful modern residential development. This superb home benefits from allocated off-street parking and direct access to a south-facing communal garden.

Ideally located just 0.5 miles from Hither Green Station, the property offers excellent transport links while being within easy walking distance of an excellent selection of independent cafés, artisan coffee shops, delicatessens, the Co-op, and a variety of local shops. The popular Mountsfield Park Farmers' Market is just a one-minute walk away, offering fresh local produce and a vibrant community atmosphere every week. The expansive green open spaces of Mountsfield Park are also moments from the property, while families will appreciate the excellent choice of nearby nurseries, including The Park Nursery, just a two-minute walk away, which features its own Forest School.

Inside, the property is bright, stylish, and well maintained throughout, offering a contemporary finish and an abundance of built-in storage. The welcoming entrance hall leads into a generous living and dining room, flooded with natural light from dual aspect windows and French doors that open directly onto the communal garden, creating a wonderful connection between indoor and outdoor living. The modern fitted kitchen flows seamlessly from the living space.

Both bedrooms are well proportioned, with the spacious principal bedroom benefiting from built-in wardrobes. Completing the accommodation is a sleek, modern shower room.

This is an exceptional opportunity for buyers seeking a move-in-ready home in a vibrant, well-connected location with excellent local amenities and green spaces on the doorstep.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- **Ground floor flat**
- **Allocated off-street parking**
- **Direct access to communal garden**
- **Excellent built-in storage**
- **Stylish modern kitchen**



GROUND FLOOR

Entrance Hall

Pendant ceiling light, storage cupboards, radiator, tile flooring.

Lounge/Diner

16' 0" x 18' 10" (4.88m x 5.74m)

Double-glazed windows and French doors to garden, inset ceiling spotlights, radiator, engineered wood flooring.

Kitchen

6' 3" x 10' 2" (1.91m x 3.11m)

Double-glazed window, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven and gas hob, extractor hood, combi boiler, plumbing for washing machine, tile flooring.

Bedroom

8' 2" x 14' 2" (2.50m x 4.33m)

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

Bedroom

7' 0" x 9' 2" (2.13m x 2.80m)

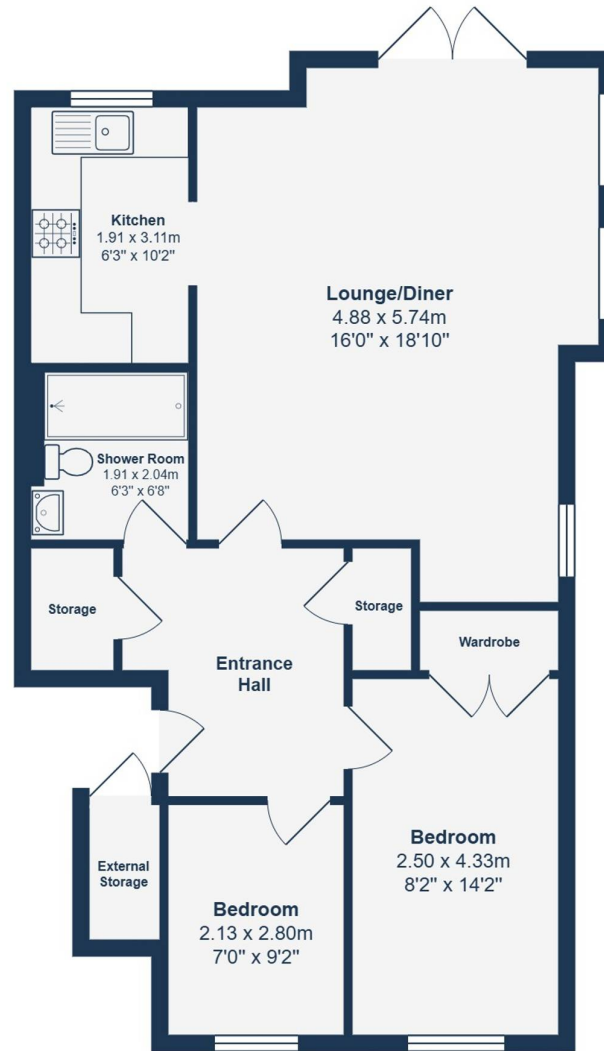
Double-glazed window, pendant ceiling light, radiator, fitted carpet.

Shower Room

6' 3" x 6' 8" (1.91m x 2.04m)

Inset ceiling spotlights, walk-in shower with overhead and handheld showers, washbasin, WC, heated towel rail, tile flooring.





Ground Floor

Total Area: 68.3 m² ... 735 ft² (excluding external storage)

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.





Stanford Estates - Hither Green

Stanford Estates, 37 Staplehurst Road - SE13 5ND

02088520026

hithergreen@stanfordestates.london

stanfordestates.london/