



**Guide Price £550,000 Leasehold**  
2 bedroom flat

Chiltonian Mews  
SE13

# Read all about it...

Tucked away in a quiet residential development, Chiltonian Mews offers a bright and well-proportioned two-bedroom, two-bathroom flat with its own private garden and designated parking space — a rare find in this part of London. Set on the ground floor, this home combines modern open-plan living with practical touches and excellent access to local amenities, making it a comfortable and convenient space to settle into.

The heart of the flat is a spacious open-plan kitchen and living area, filled with natural light and offering plenty of flexibility for relaxing or entertaining. New kitchen installed in the last year, featuring a instant hot water tap and quartz counter tops and splash back. The largest garden of all the mews, this private space is great for all your outdoor needs, wrapping around the side of the flat, it has the unique feature of outdoor surfaces and a cooker for you to host the perfect BBQ. Both bedrooms are generously sized, with the main bedroom benefiting from an en-suite shower room. The second bathroom adds a welcome touch of convenience, and there's scope for light personalisation if you're looking to make it your own.

Situated just 0.1 miles from Hither Green Station, and 1 mile within lots of local amenities, this well-located home offers a brilliant blend of convenience and potential.

If this property is for you, give us a call to book your viewing now!

## GROUND FLOOR

### Bedroom

3.67m x 3.07m (12' 0" x 10' 1")  
Pendant lighting, double glazed window, fitted wardrobe, radiator, fitted carpet.

### Ensuite

2.23m x 1.45m (7' 4" x 4' 9")  
Spotlights, wall mounted cabinet, walk in shower, ceramic basin with mixer tap, W/C, partially tiled walls, tiled flooring.

### Bedroom

3.12m x 2.63m (10' 3" x 8' 8")  
Pendant lighting, double glazed window, radiator, fitted carpet.

### Bathroom

2.19m x 2.02m (7' 2" x 6' 8")  
Spotlights, wall mounted cabinet, white 3 piece suite including W/C with hidden cistern, ceramic basin with mixer tap, bath with overhead shower attachment, heated towel rail, partially tiled walls, tiled flooring.

### Open Plan Kitchen & Living Room

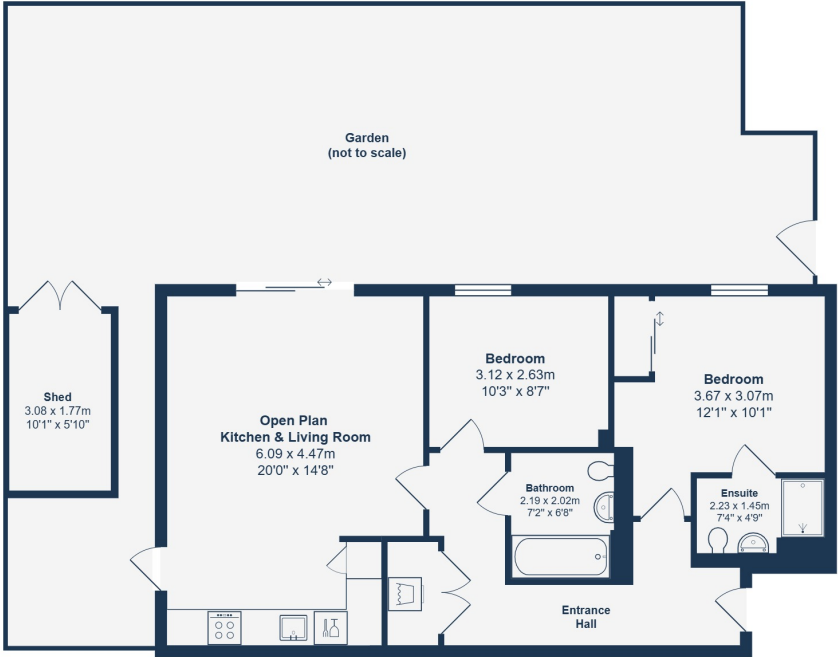
6.09m x 4.47m (20' 0" x 14' 8")  
Living room: Spotlights, double glazed sliding glass patio doors, radiator, hardwood flooring.

Kitchen: Spotlights, double glazed window, matching wall and base units, quartz worktops and splashback, instant hot water tap with stainless steel sink, integrated dishwasher, integrated induction hob and cooker with hooded extraction fan, hardwood flooring.

## OUTSIDE

### Garden

Paved seating area with outside base units, shed.



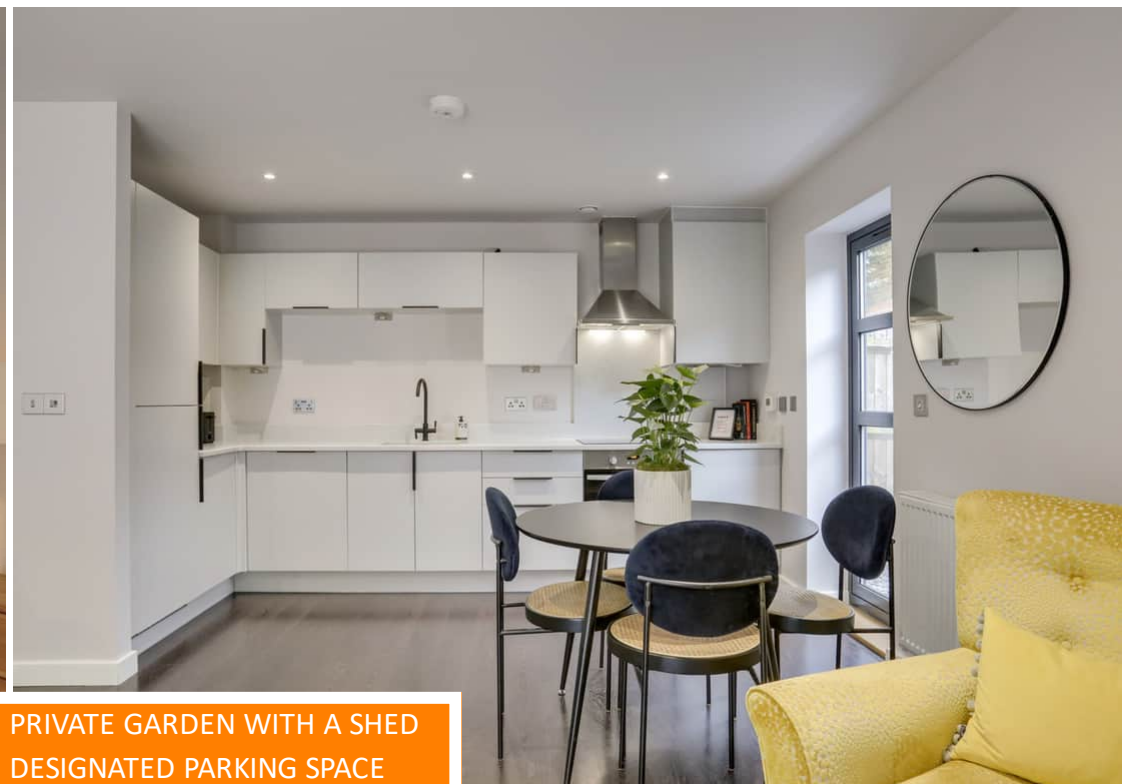
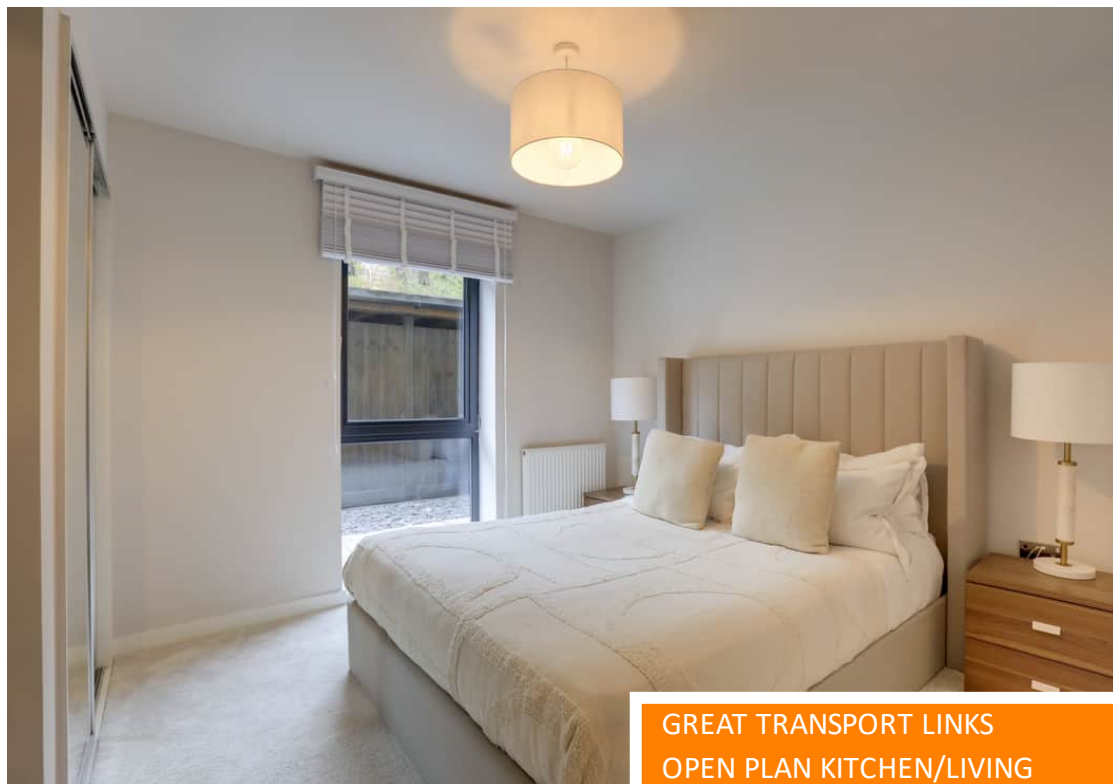
Total Area: 69.0 m<sup>2</sup> ... 742 ft<sup>2</sup> (excluding shed)  
All measurements are approximate and for display purposes only

Like what you see?

Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

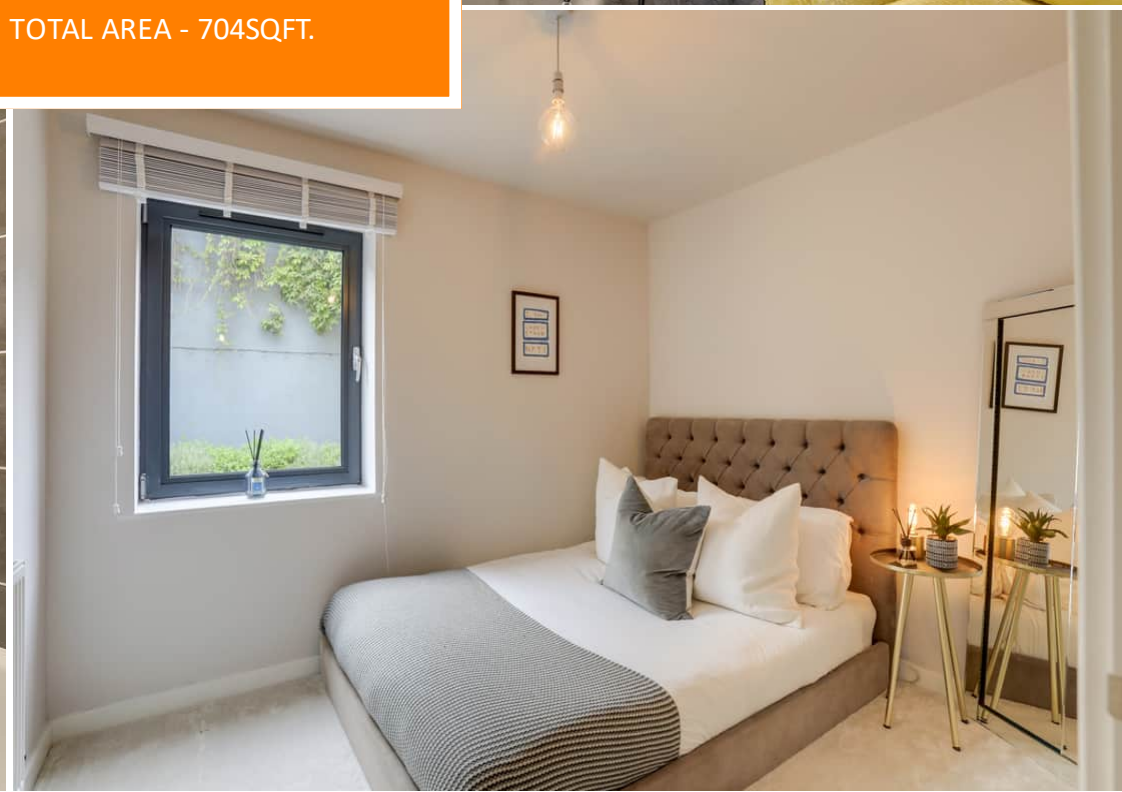
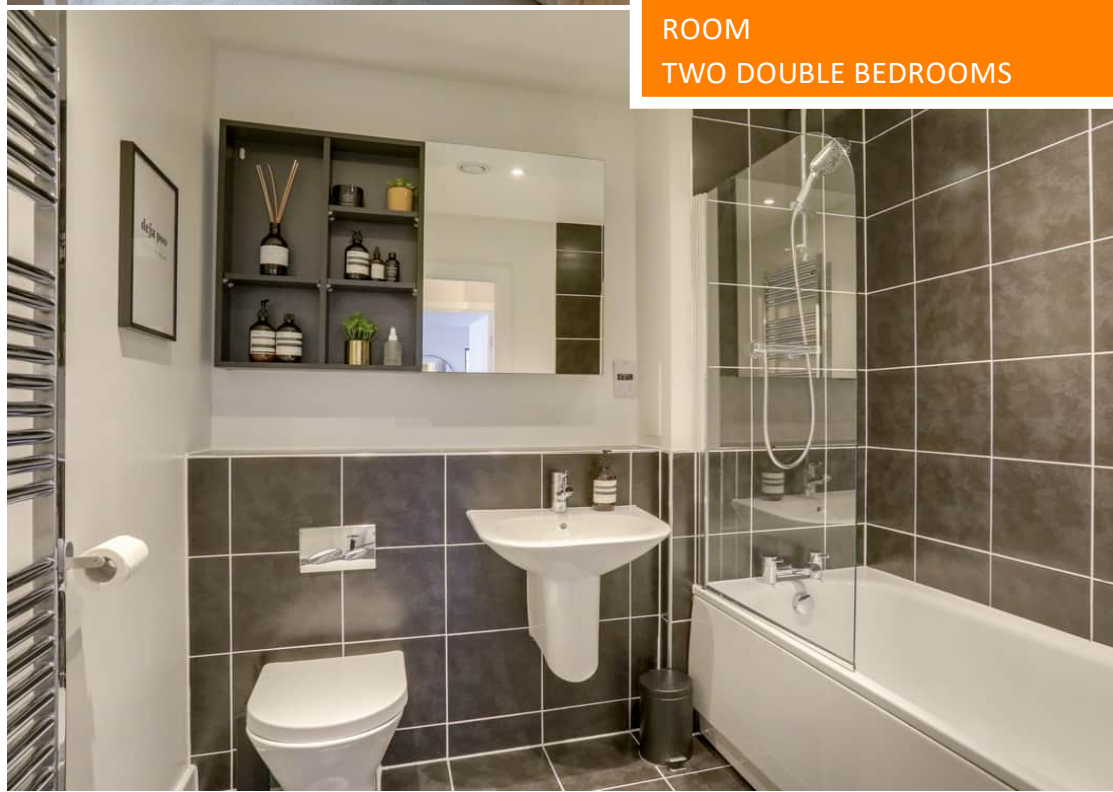
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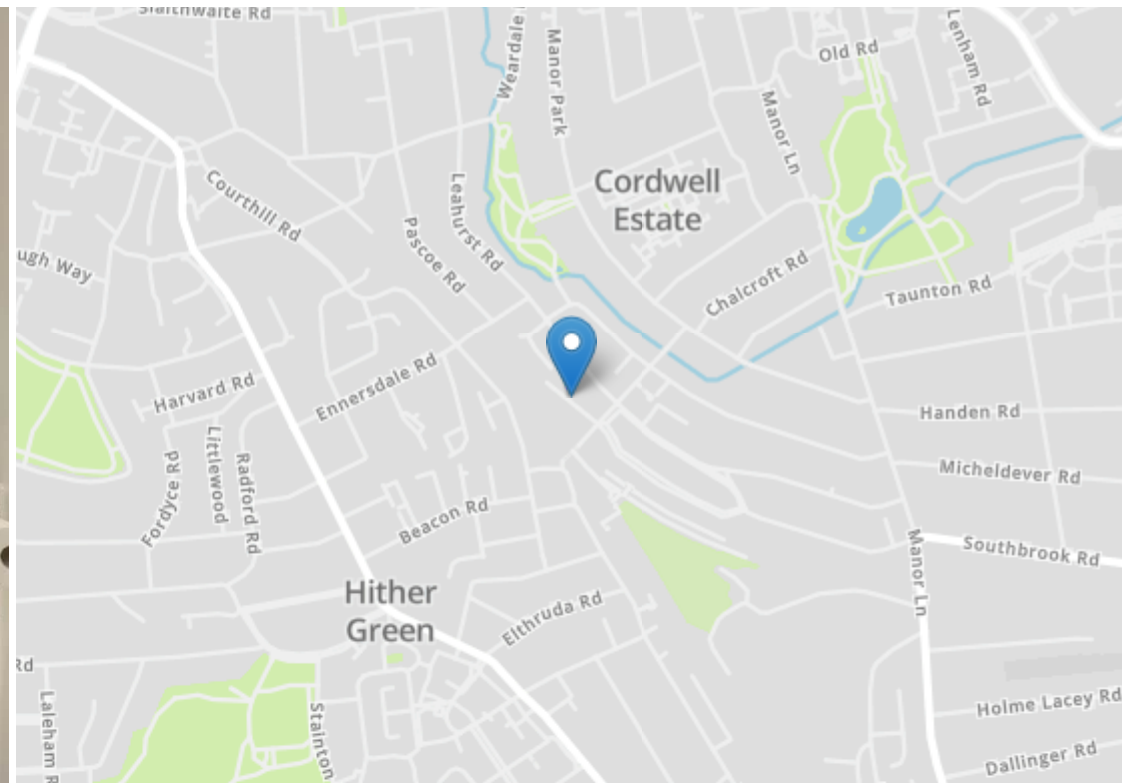


GREAT TRANSPORT LINKS  
OPEN PLAN KITCHEN/LIVING  
ROOM  
TWO DOUBLE BEDROOMS

PRIVATE GARDEN WITH A SHED  
DESIGNATED PARKING SPACE  
TOTAL AREA - 704SQFT.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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