

Stanfords

— sales & lettings —



£310,000

1 bedroom ground floor flat

Hither Green Lane

Hither Green

Read all about it...

A fantastic one-bedroom flat ideally situated 0.5 miles from Hither Green Station, offering a range of commuter services into Central London including London Bridge in just 10 minutes, and in close proximity to friendly local shops, cafes and pubs.

Set on the ground floor of a period conversion, internally this property consists of a spacious lounge with room for dining, a modern kitchen and a cleverly designed bathroom. The bedroom benefits from thoughtful storage solutions, creating a light and comfortable space.

Stepping outside, the private garden has been lovingly landscaped, providing the perfect setting for al fresco dining, entertaining friends and family or simply lounging in the sun.

GROUND FLOOR

Lounge

13' 0" x 11' 5" (3.96m x 3.48m)

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

Kitchen

10' 5" x 6' 10" (3.17m x 2.08m)

Double-glazed window and door to garden, track ceiling light, fitted kitchen units, sink with pull-out spray mixer tap, integrated washing machine, fridge/freezer, oven, gas hob and extractor hood, combi boiler, tiled flooring.

Bedroom

11' 5" x 9' 8" (3.48m x 2.95m)

Double-glazed by windows, pendant ceiling light, built-in wardrobe and bay storage unit, radiator, wood flooring.

Bathroom

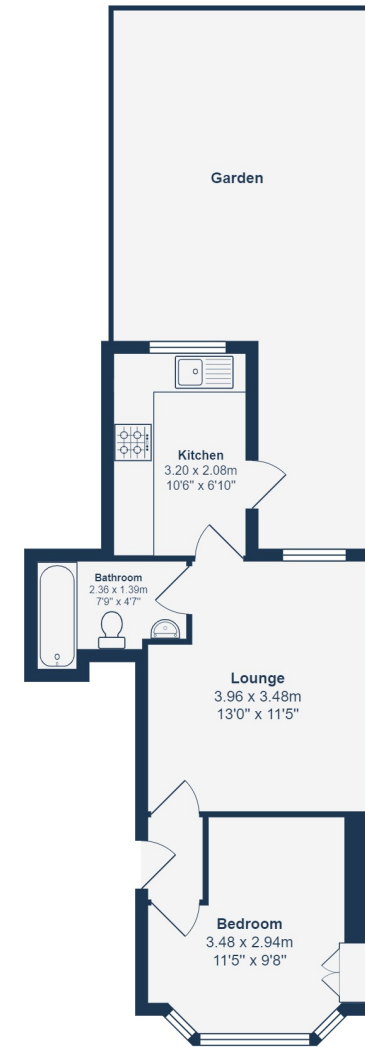
7' 9" x 4' 7" (2.36m x 1.40m)

Ceiling spotlights, bathtub with overhead and handheld showers, screen, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

OUTSIDE

Garden

Landscaped garden, storage shed.



Ground Floor

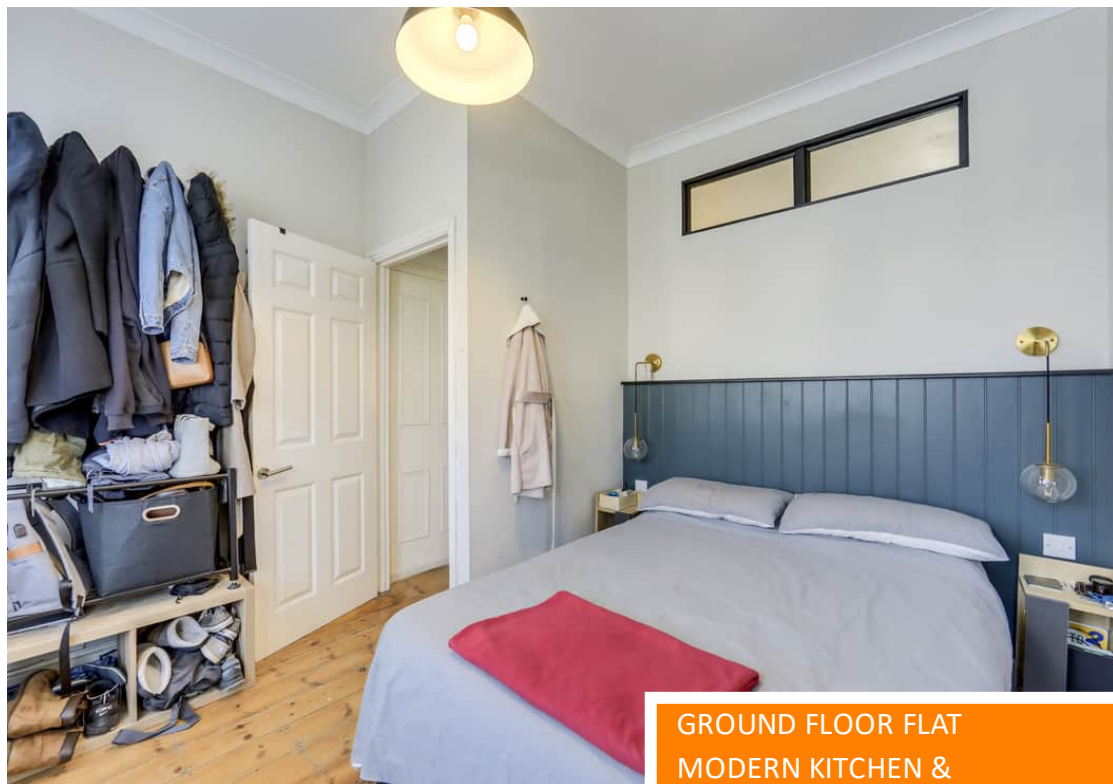
Total Area: 35.0 m² ... 377 ft² (excluding garden)

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.

Like what you see?

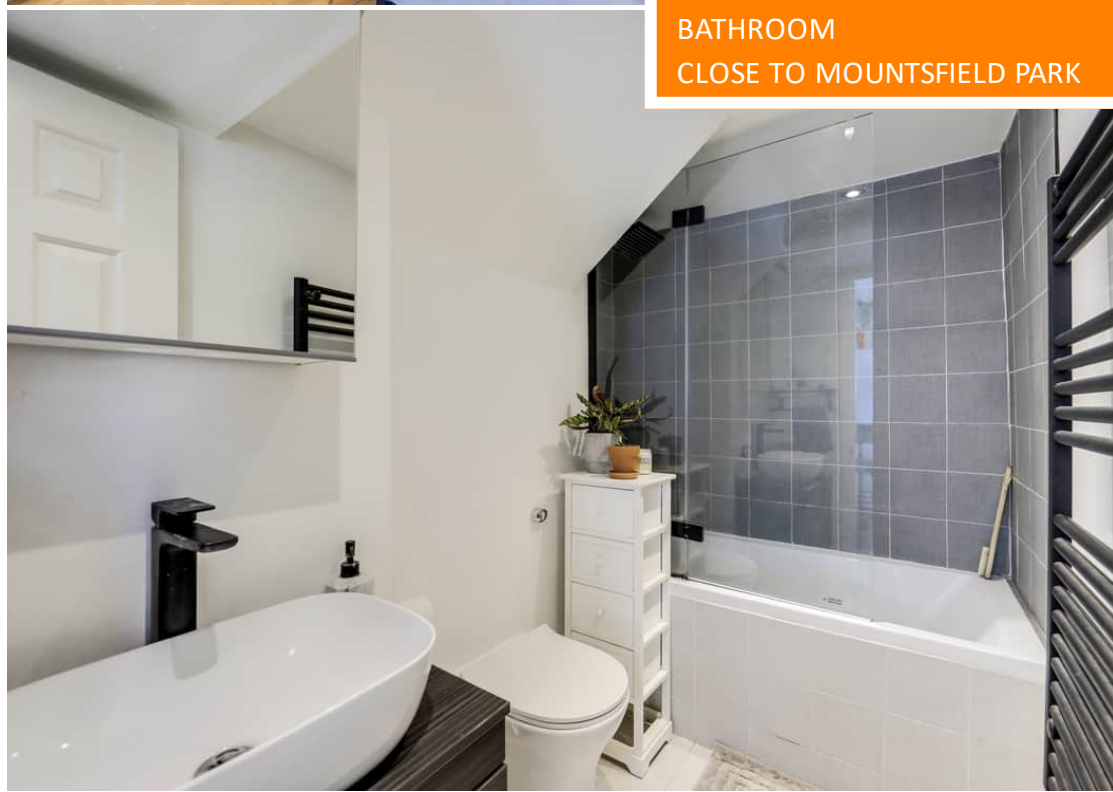
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

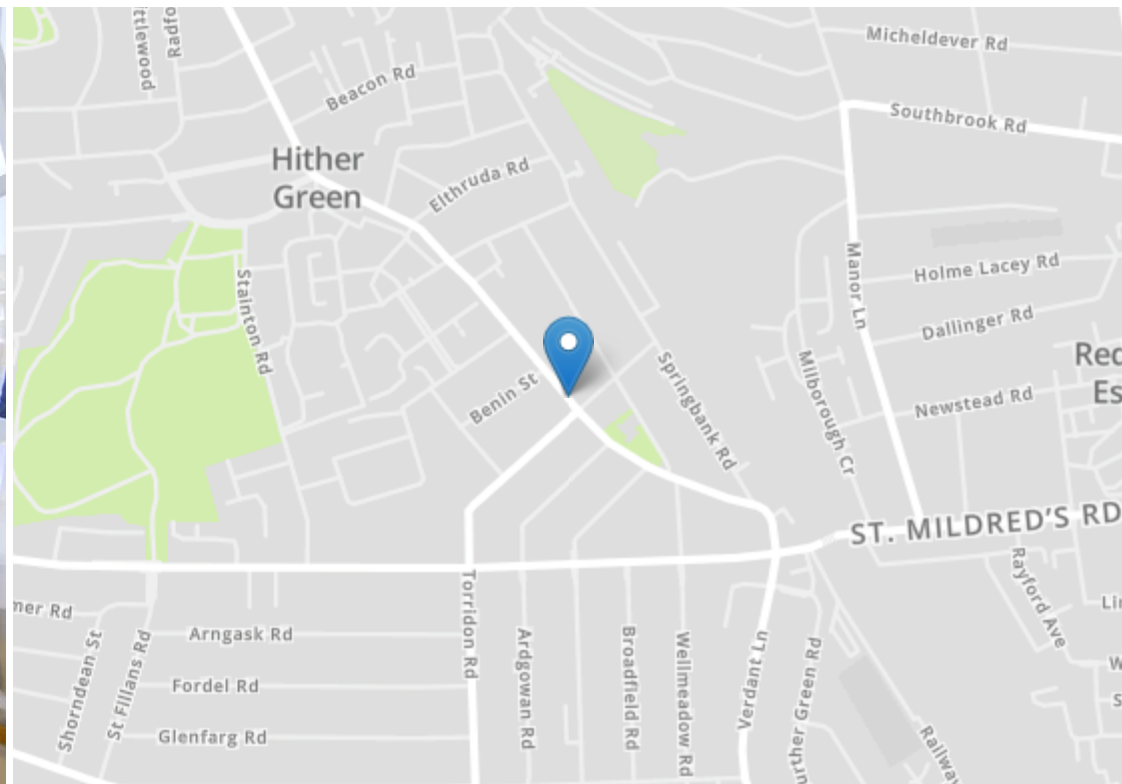
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GROUND FLOOR FLAT
MODERN KITCHEN &
BATHROOM
CLOSE TO MOUNTSFIELD PARK

PRIVATE GARDEN
OFF - STREET PARKING
0.5 MI HITHER GREEN STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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