

# Stanfords

— sales & lettings —



**Guide Price £385,000 Leasehold**

2 bedroom flat

Rosse Gardens

Hither Green

## Read all about it...

Offered to the market with no onward chain, this light and modern two-bedroom top-floor flat, complete with secure off-street parking, presents an excellent opportunity for buyers seeking a move-in-ready home in a prime location.

Impeccably maintained throughout, the flat opens into a welcoming entrance hall with built-in storage, leading to a spacious open-plan living area and kitchen. The sleek, modern units and integrated appliances, alongside ample dining space, make this area perfect for hosting and everyday living. Continuing down the hallway, you'll find two generously sized double bedrooms, including a master with an ensuite shower room and built-in wardrobe, plus a modern family bathroom. The balcony, nestled among lush greenery, offers a private and peaceful setting, ideal for alfresco dining or simply soaking up the sunshine.

Situated in the sought-after Meridian South Development, this flat is within walking distance of key amenities such as a GP practice, pharmacy, and 24-hour Anytime Fitness gym. The area also boasts a variety of shops, supermarkets, and vibrant dining options. With excellent transport links from Hither Green Station, commuting into Central London is a breeze. Plus, the beautiful Mountsfield Park is just moments away, offering tennis courts, a bowling green, a café, and plenty of green space to relax on sunny days.

**Tenure:** Leasehold (108 years remaining) | **Monthly Service Charge:** £285 | **Ground Rent:** £200pa | **Council Tax:** Lewisham band C

**MODERN DEVELOPMENT  
OPEN PLAN LOUNGE/KITCHEN  
CLOSE TO MOUNTSFIELD PARK**

**TWO DOUBLE BEDROOMS  
SECURE UNDERGROUND  
PARKING  
0.4 MI TO HITHER GREEN  
STATION**

**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





## THIRD FLOOR

### Entrance Hall

Ceiling light, storage cupboards, electric hall heater, intercom, wood flooring.

### Open Plan Kitchen and Living Room

21' 1" x 15' 4" (6.43m x 4.67m)

Double-glazed sliding doors to balcony, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, oven, electric hob and extractor hood, electric wall heaters, wood flooring.

### Bedroom

11' 11" x 10' 11" (3.63m x 3.33m)

Double-glazed French doors to Juliet balcony, pendant ceiling light, built-in wardrobe, electric wall heater, wood flooring.

### Shower Room

7' 9" x 4' 3" (2.36m x 1.30m)

Ceiling light, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

### Bedroom

11' 7" x 8' 11" (3.53m x 2.72m)

Double-glazed windows, ceiling light, electric wall heater, wood flooring.

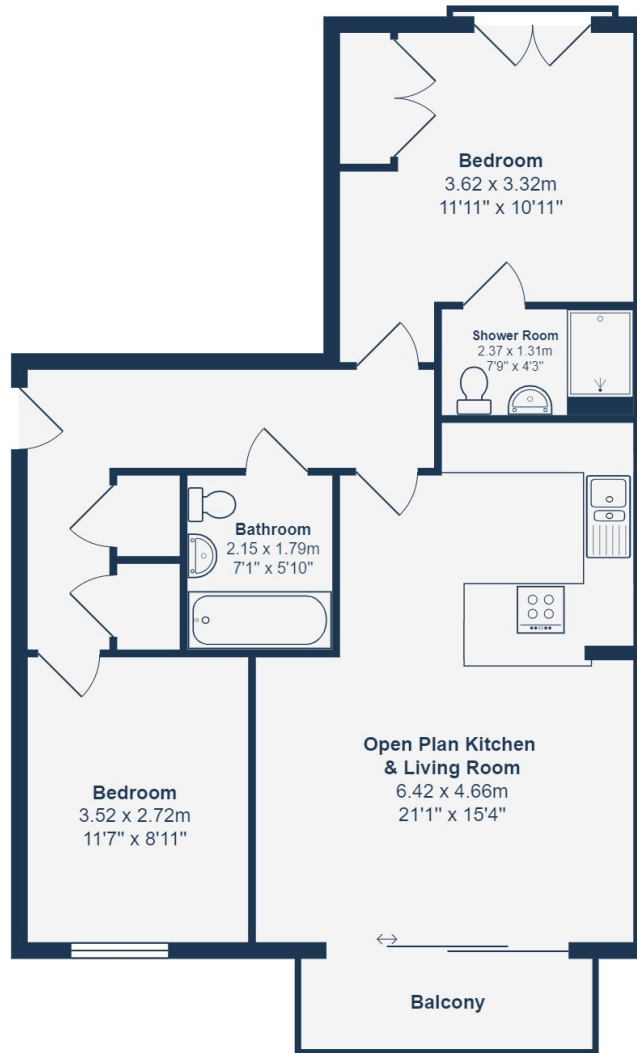
### Bathroom

7' 1" x 5' 10" (2.16m x 1.78m)

Ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

### Balcony



**Third Floor**

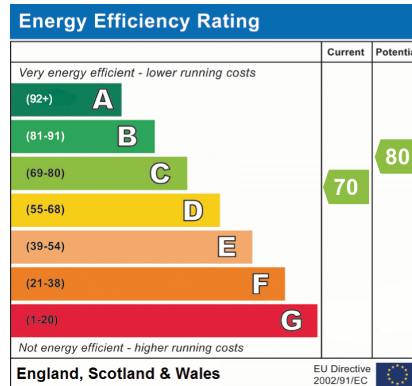
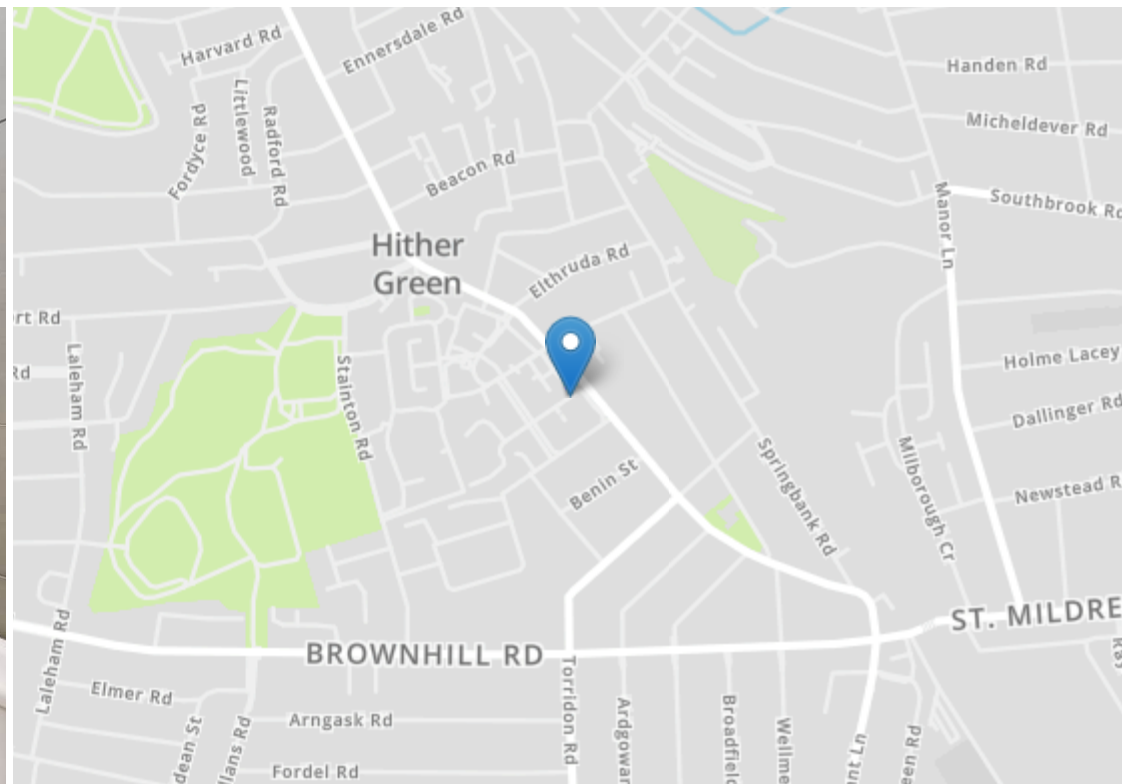
Total Area: 68.1 m<sup>2</sup> ... 733 ft<sup>2</sup> (excluding balcony)

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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