

# Stanfords

— sales & lettings —



**£365,000**

1 bedroom ground floor flat

Fernbrook Road

Hither Green

## Read all about it...

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

Set on the ground floor of a period conversion and benefitting from a well-kept private garden, internally this property boasts a light and spacious entrance hall, with plenty of built-in storage, leading to a large lounge/dining room, separate kitchen, a modern bathroom and double bedroom.

**Tenure:** Share of Freehold (900+ years remaining on lease) | **Service Charge:** n/a | **Ground Rent:** n/a | **Council Tax:** Lewisham Band B

### GROUND FLOOR

#### Hallway

16' 5" x 5' 3" (5.00m x 1.60m)

Ceiling light, storage cupboards, radiator, laminate wood flooring.

#### Lounge

21' 4" x 11' 3" (6.50m x 3.43m)

Double-glazed windows and doors to garden, ceiling lights, radiators, wood flooring.

#### Kitchen

12' 1" x 7' 4" (3.68m x 2.24m)

Double-glazed windows and door to garden, ceiling light, fitted kitchen units. sink with mixer tap and drainer, integrated washing machine, oven, grill, gas hob and extractor hood, tiled flooring.

#### Bedroom

9' 10" x 9' 4" (3.00m x 2.84m)

Double-glazed windows, ceiling light, radiator, fitted carpet.

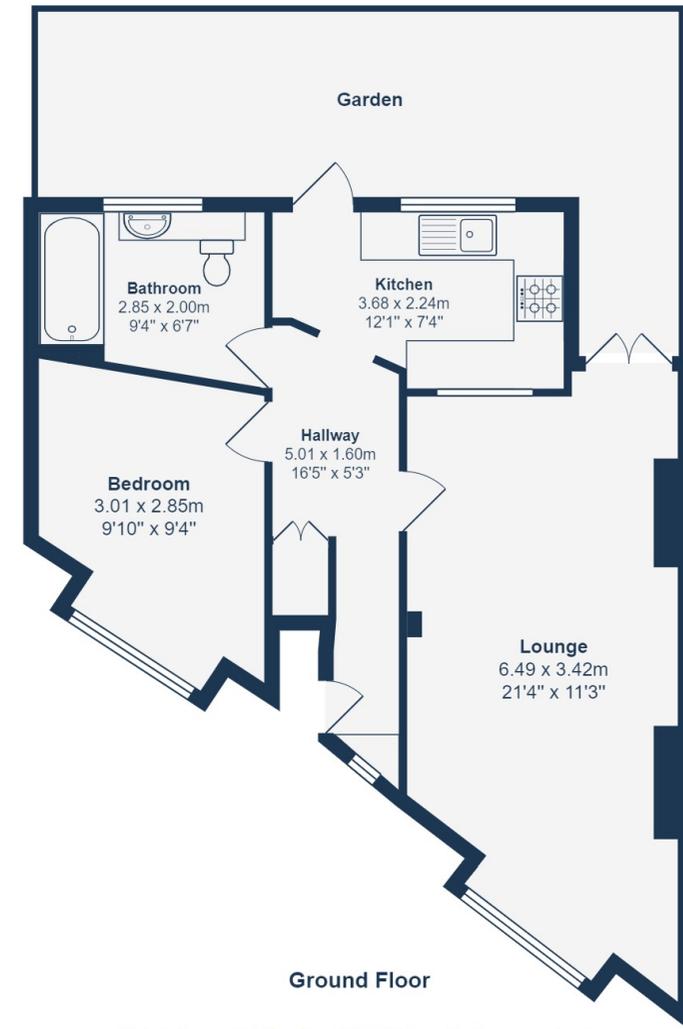
#### Bathroom

9' 4" x 6' 7" (2.84m x 2.01m)

Double-glazed windows, ceiling lights, bathtub with overhead and handheld showers and screen, wash basin on vanity unit, WC, heated towel rail, tiled flooring.

### OUTSIDE

#### Garden



Total Area: 54.2 m<sup>2</sup> ... 584 ft<sup>2</sup> (excluding garden)

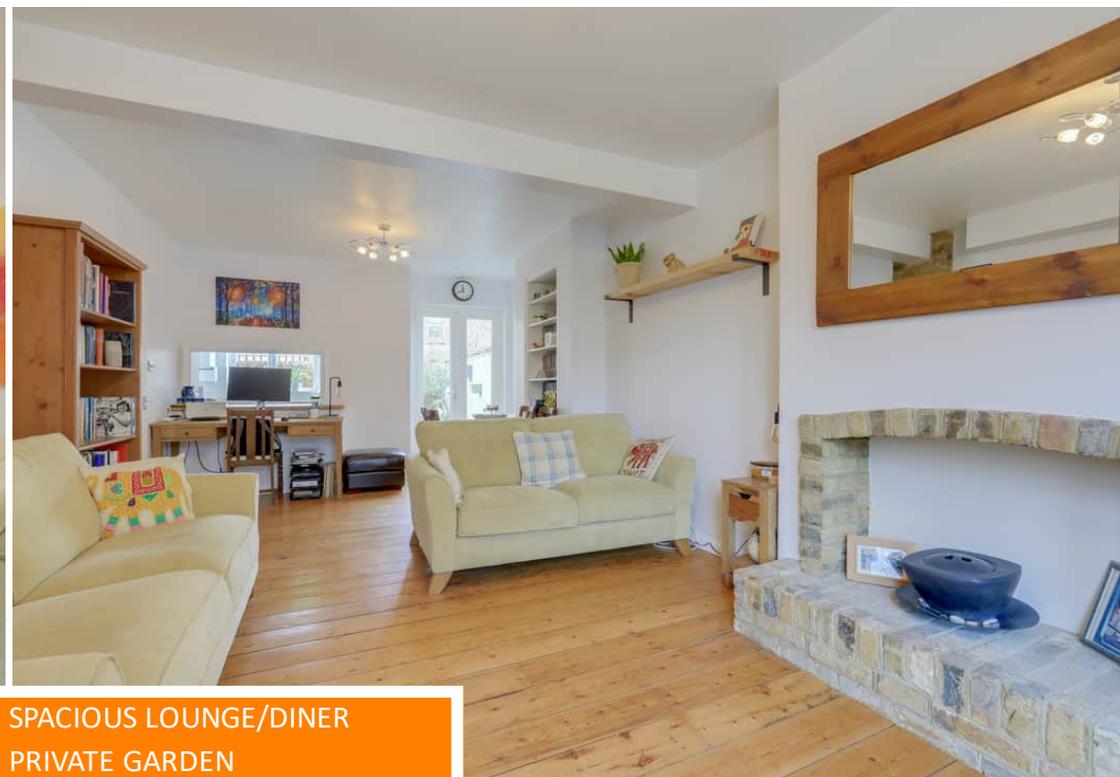
Drawn for Stanfords Sales & Lettings

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?

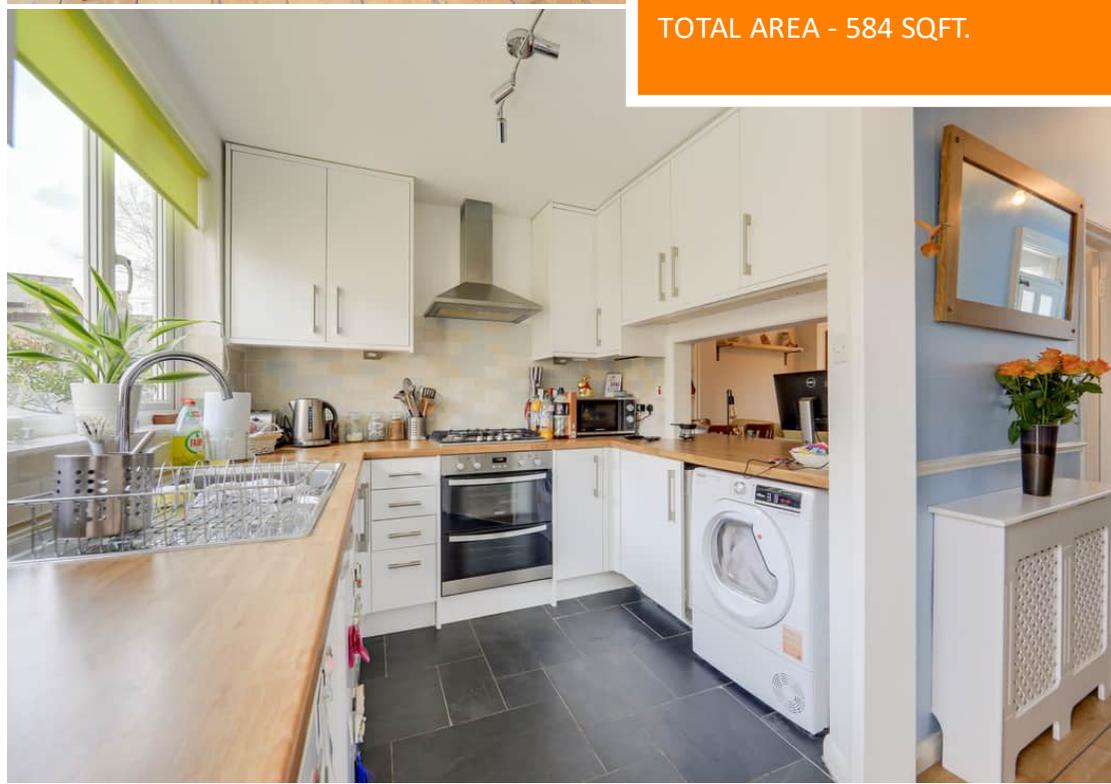
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

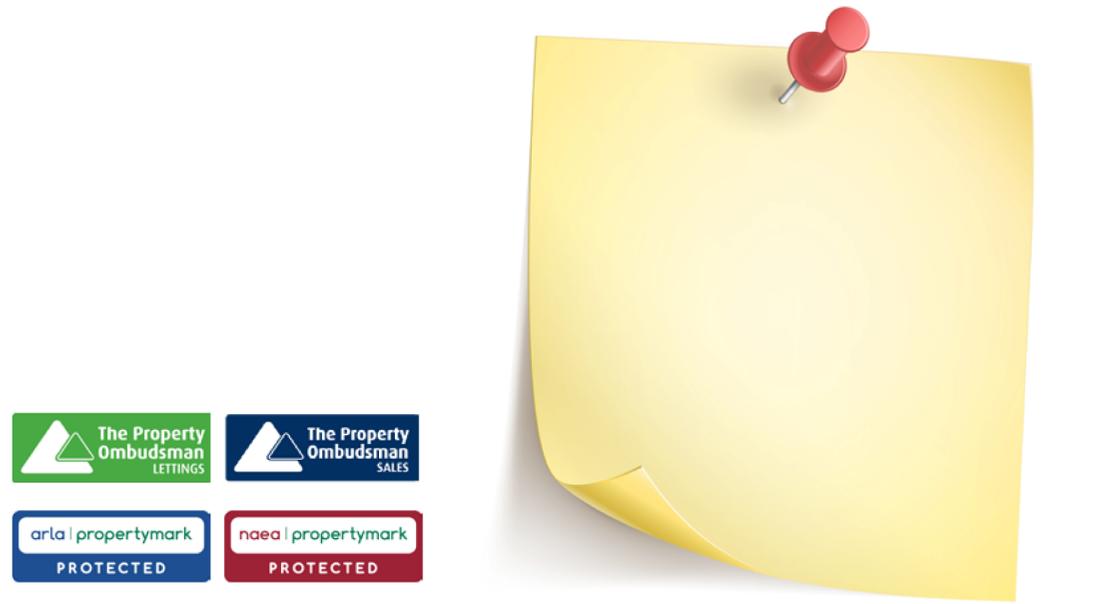
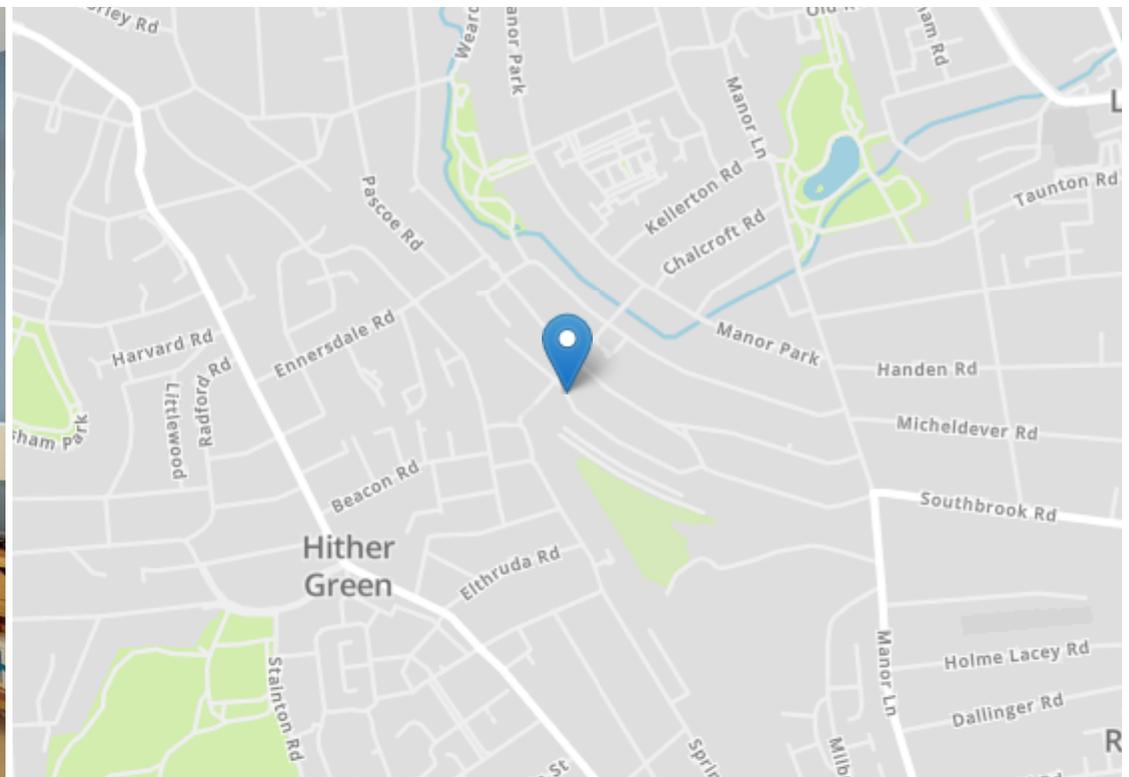
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GROUND FLOOR FLAT  
WELL PRESENTED THROUGHOUT  
TOTAL AREA - 584 SQFT.

SPACIOUS LOUNGE/DINER  
PRIVATE GARDEN  
CLOSE TO HITHER GREEN  
STATION





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