

Stanfords

— sales & lettings —



Guide Price £450,000 Share of Freehold

2 bedroom flat

Elthruda Road

Hither Green

Read all about it...

Offered to the market with no onward chain - A fantastic two bedroom flat located on Elthruda Road, a quiet residential street in the heart of Hither Green. Ideally situated just 0.3 miles from Hither Green Station, providing a range of commuter services directly into Central London and in close proximity to a variety of local independent shops, cafes, and restaurants. The popular Mountsfield Park is also just a short walk away, with green open spaces, tennis courts, bowling green and a cafe.

Set on the first floor of a period conversion with its own front door, this beautifully presented flat features a spacious lounge with charming period details, a modern kitchen, and a stylish bathroom. The two bedrooms include a master with built-in wardrobes, and the hallway provides loft access for extra storage. Outside, enjoy a well-maintained private garden, perfect for relaxation.

Tenure: Share of Freehold (961 years remaining on lease) | **Service Charge & Ground Rent:** None | **Council Tax:** Lewisham band B

FIRST FLOOR

Lounge

12' 5" x 10' 6" (3.78m x 3.20m)

Sash windows, plantation shutters, pendant ceiling light, fireplace, alcove shelving and cabinets, radiator, fitted carpet.

Kitchen

11' 0" x 9' 11" (3.35m x 3.02m)

Sash window, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washer/dryer, oven, electric hob and extractor hood, fridge/freezer, radiator, laminate flooring.

Bedroom

11' 2" x 10' 6" (3.40m x 3.20m)

Sash window, pendant ceiling light, fitted wardrobe, fireplace, radiator, fitted carpet.

Bedroom

7' 5" x 5' 7" (2.26m x 1.70m)

Sash window, plantation shutters, pendant ceiling light, radiator, fitted carpet.

Bathroom

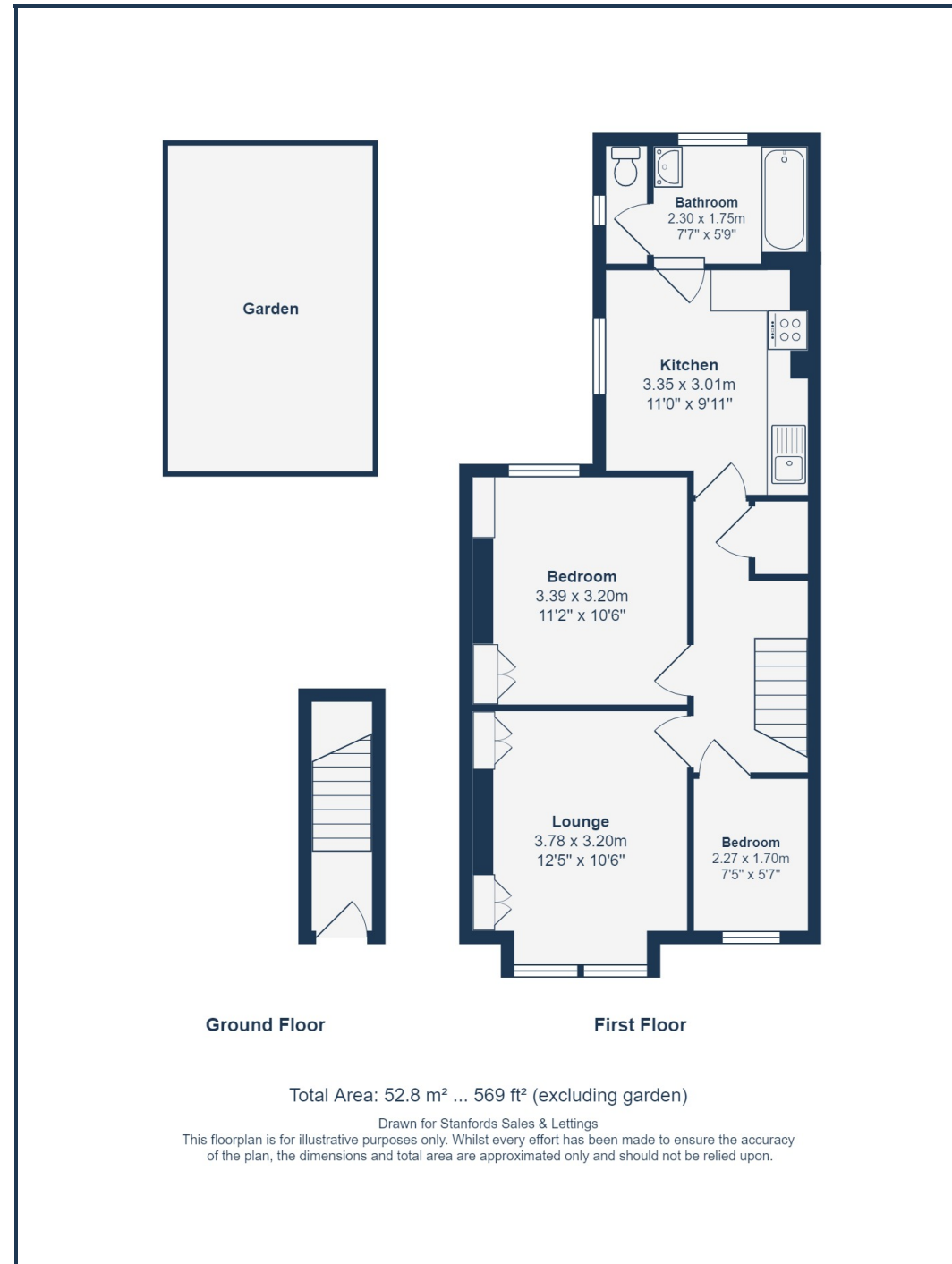
7' 7" x 5' 9" (2.31m x 1.75m)

Obscured double glazed windows, ceiling light, bathtub with shower and screen, washbasin on vanity unit, separate WC, heated towel rail, tiled flooring.

OUTSIDE

Garden

Off street access, paved garden with storage shed.



Like what you see?

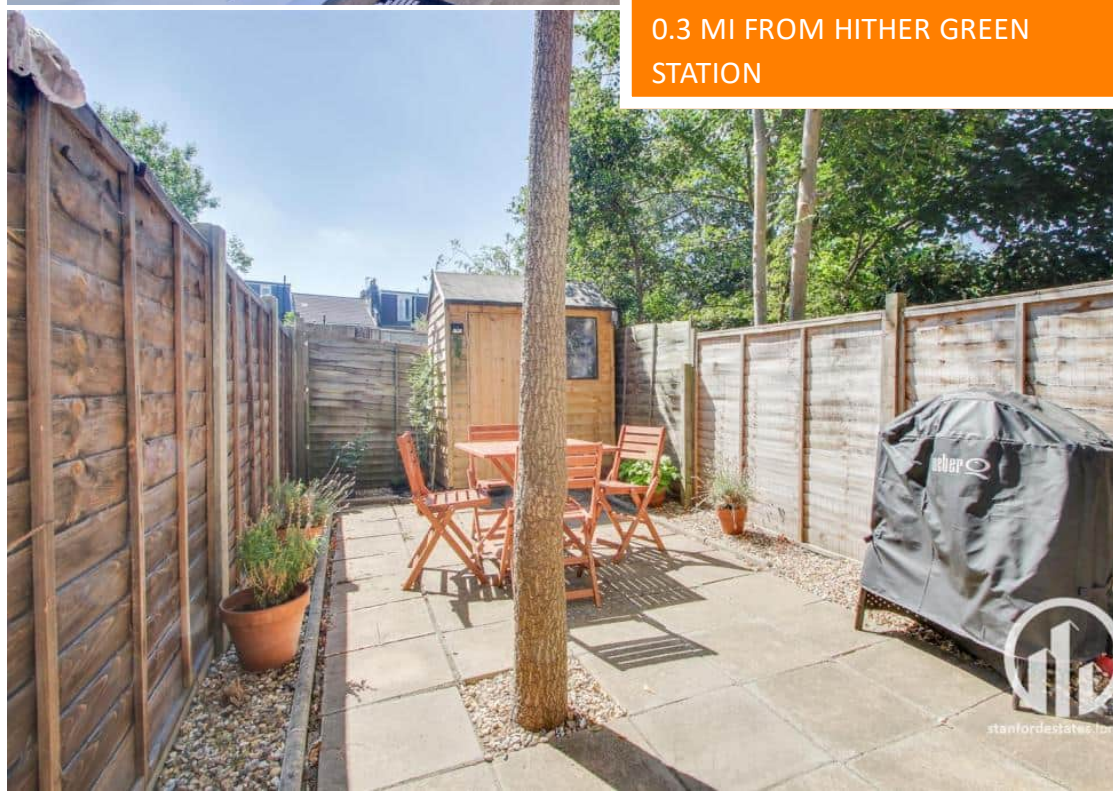
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

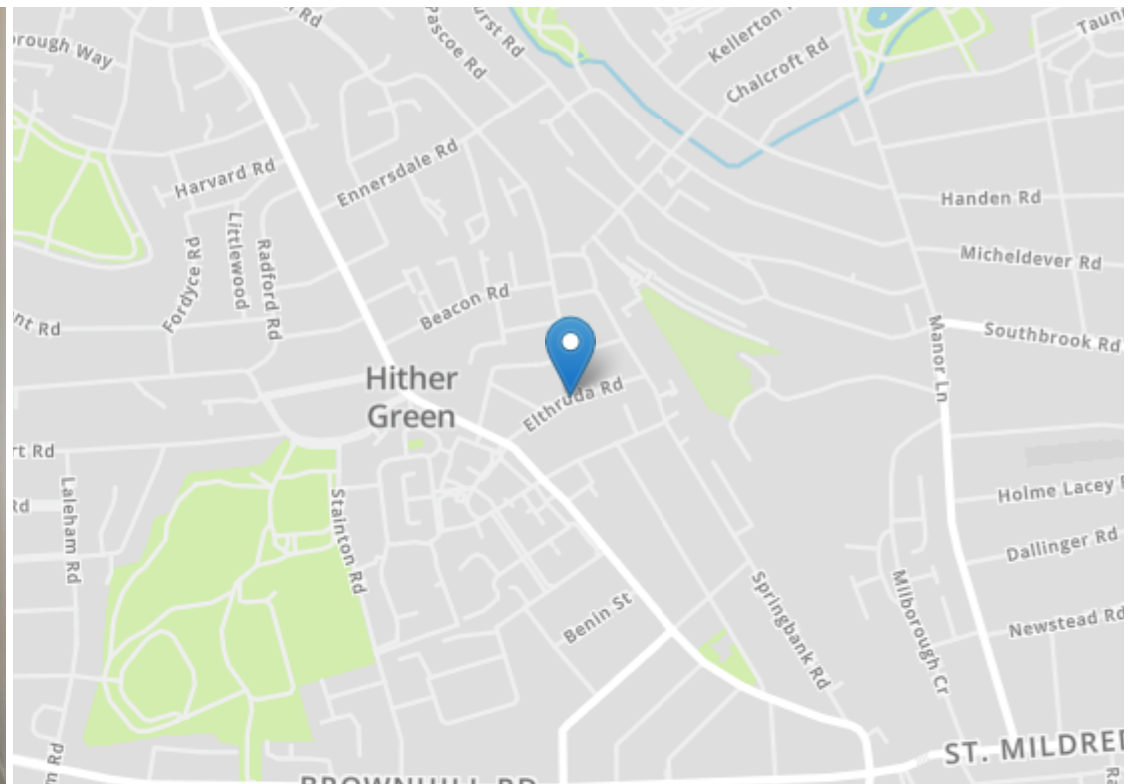
www.stanfordstates.london



FIRST FLOOR FLAT
MODERN KITCHEN & BATHROOM
0.3 MI FROM HITHER GREEN
STATION

PRIVATE GARDEN
TOTAL AREA - 569SQFT.
CLOSE TO MOUNTSFIELD PARK
STATION





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.