

# Stanfords

— sales & lettings —



**£525,000**

2 bedroom flat

Theodore Road

Hither Green

# Read all about it...

A stylish and characterful two-bedroom ground-floor maisonette benefitting from its own front door and a private south-facing garden. This property is beautifully presented throughout and comprises a bright and spacious lounge with a feature fireplace and bay windows to the front of the property, as well as a good-sized double bedroom, modern bathroom and storage cupboard all located off of the hallway. To the rear of the property, there is an open-plan kitchen/diner with direct access to the garden and a second bedroom.

Ideally located on Theodore Road, a quiet residential street in the heart of Hither Green, this property is situated just 0.4 miles from Hither Green Station, providing a range of commuter services into Central London, including London Bridge in just 10 minutes, and in close proximity to a variety of local amenities including independent shops, restaurants and cafes. The popular Mountsfield Park is just a short walk away, with green open spaces, tennis courts, a bowling green and a cafe - perfect for enjoying those warm summer days.

*The owner would be open to discussions around extending the lease should it be required.*

**Tenure:** Share of Freehold (89 years remaining) | **Service Charge:** N/A | **Ground Rent:** N/A | **Council Tax:** LEWISHAM Band C

## GROUND FLOOR

### Lounge

14' 11" x 11' 11" (4.55m x 3.63m)

Double glazed sash windows, pendant ceiling light, fireplace, radiator, wood flooring.

### Kitchen/Diner

16' 0" x 12' 10" (4.88m x 3.91m)

Double glazed windows and door to garden, ceiling light fittings, radiator, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine, wood flooring.

### Bedroom

11' 7" x 10' 11" (3.53m x 3.33m)

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

### Bedroom

10' 2" x 9' 11" (3.10m x 3.02m)

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

### Bathroom

Double glazed window, ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

## OUTSIDE

### Garden

Wood decking to front, leading to lawn with raised flower beds.

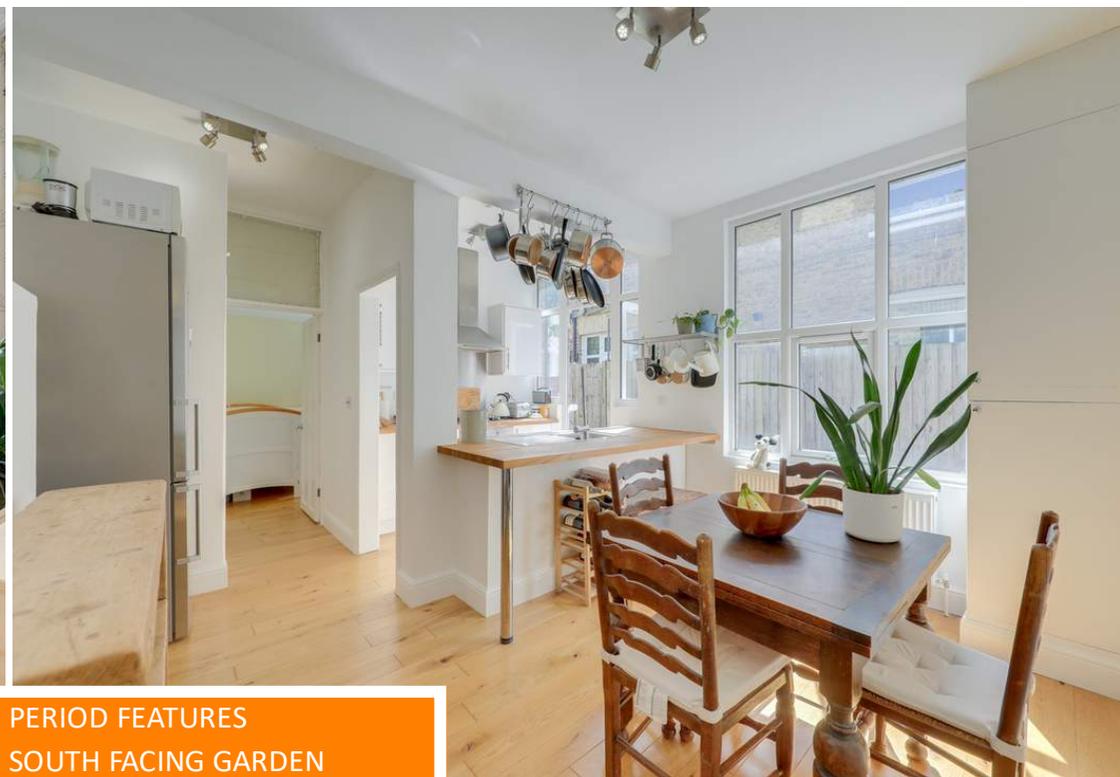


Total Area: 74.0 m<sup>2</sup> ... 796 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

Like what you see?

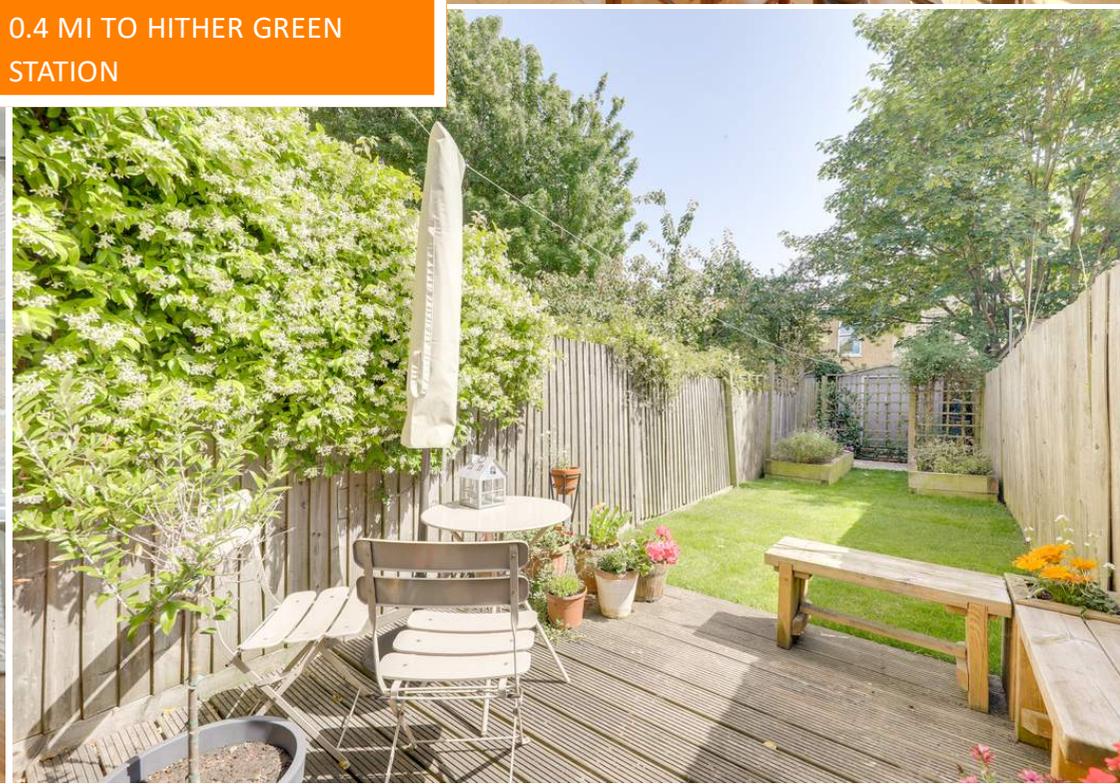
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

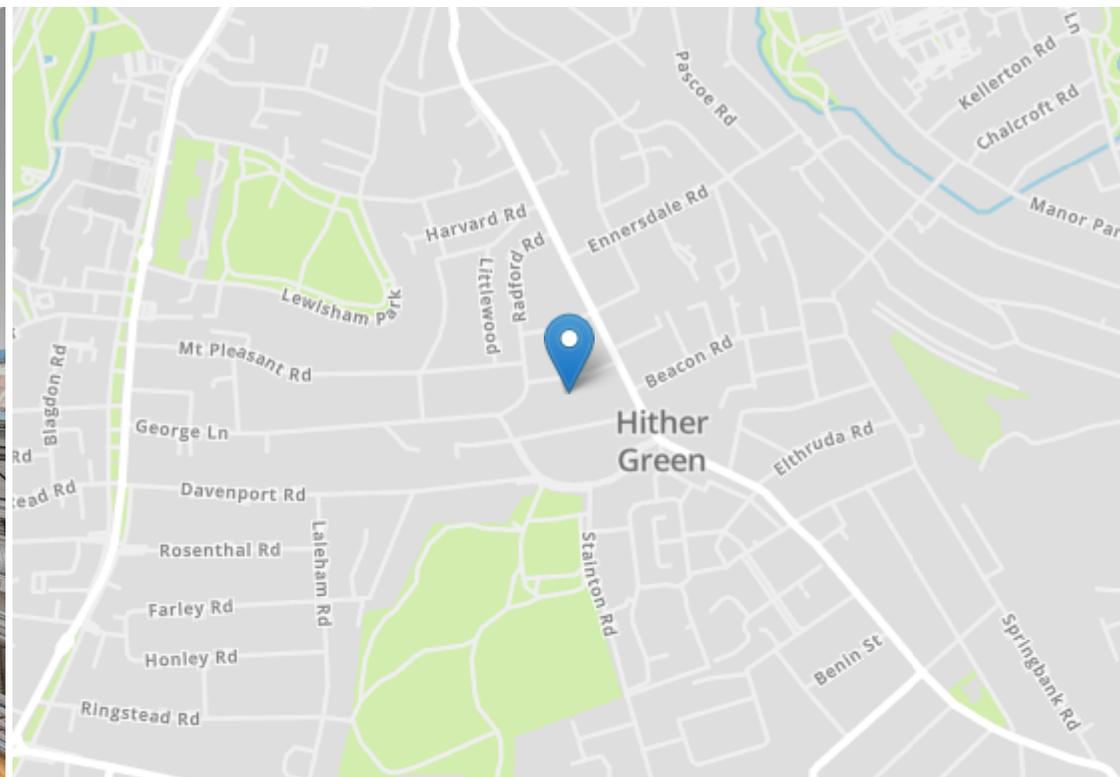
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GROUND FLOOR MAISONNETTE  
KITCHEN / DINER  
TOTAL AREA - 796SQFT.

PERIOD FEATURES  
SOUTH FACING GARDEN  
0.4 MI TO HITHER GREEN  
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	79
(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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