

Stanfords  
— sales & lettings —



**£310,000**  
1 bedroom flat

George Lane  
Hither Green

## Read all about it...

This charming one-bedroom flat on George Lane benefits from its own private entrance leading to a spacious 17ft open plan lounge/kitchen with high ceilings. There's a newly-fitted bathroom and a generous-sized bedroom with direct access to a private terrace area. It has a private front garden and has been newly decorated throughout.

The property has close proximity to Hither Green, Ladywell and Catford stations for fast access to central London. It's surrounded by local amenities including independent shops, cafes and restaurants and the open spaces of Mounstfield Park and Ladywell Fields.

With a share of freehold and no service charges, this flat is ideal for first-time buyers or professionals seeking excellent transport links.

### GROUND FLOOR

#### Entry

Fitted Carpet, Access to Lounge/Kitchen.

#### Lounge/Kitchen

5.36m x 4.68m (17' 7" x 15' 4")

Lounge Area

Fabric Curtains, Double Glazed Bay Window, Fitted Carpet.

Kitchen Area

Pendant Light Fitting, Matching Wall and Base Units, Laminate Worktop, Single Drainage Sink with Mixer Tap, Electric Hob & Oven, Extraction Hood over Oven, Plumbing for Washing Machine & Dryer, Freestanding Fridge Freezer, Tiled Splashback, Laminate Flooring.

#### Hall

Fitted Carpet, Access to Bathroom and Bedroom.

#### Bedroom

4.20m x 3.14m (13' 9" x 10' 4")

Pendant Light Fitting, Double Glazed Window and Patio Door, Private Terrace, Fabric Curtains, Fitted Carpet

#### Bathroom

2.12m x 1.98m (6' 11" x 6' 6")

Combination Bath & Shower, Laminate Flooring, Tiled Wall

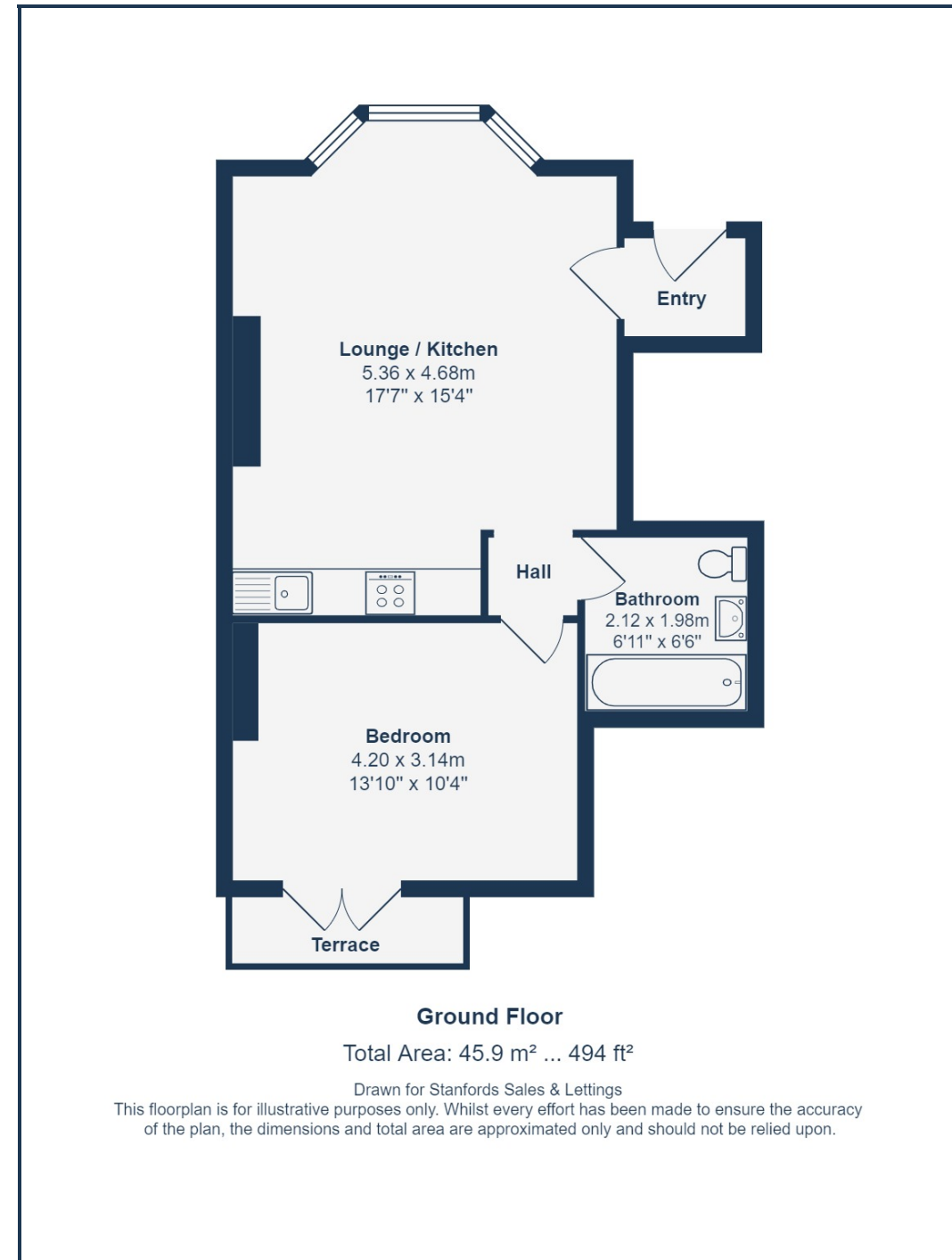
#### OUTSIDE

#### Garden

Private Front Garden

#### Terrace

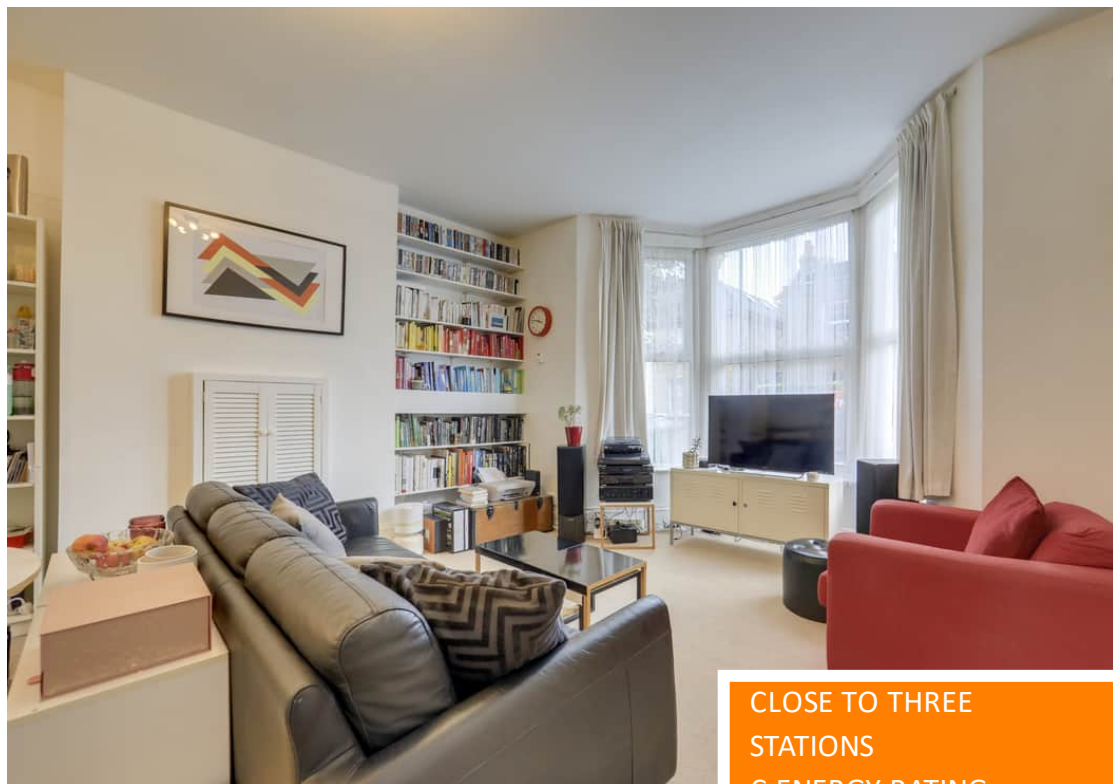
Seating for two, Privately Fenced



Like what you see?

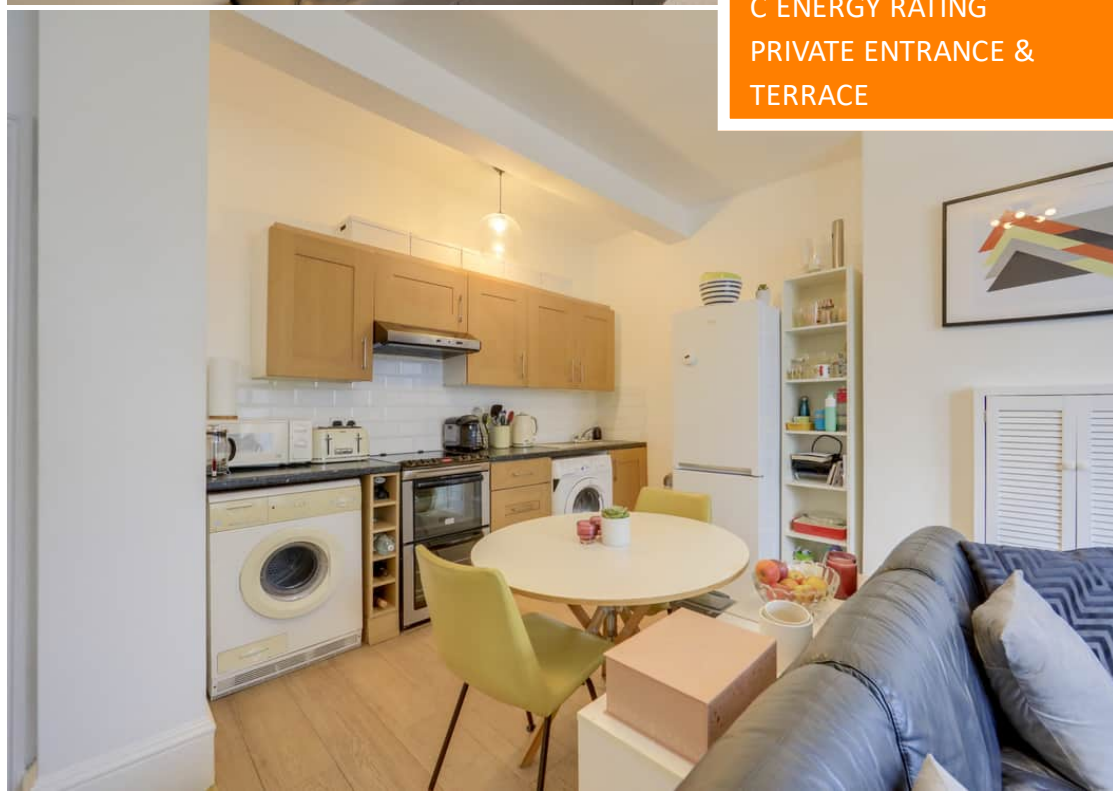
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

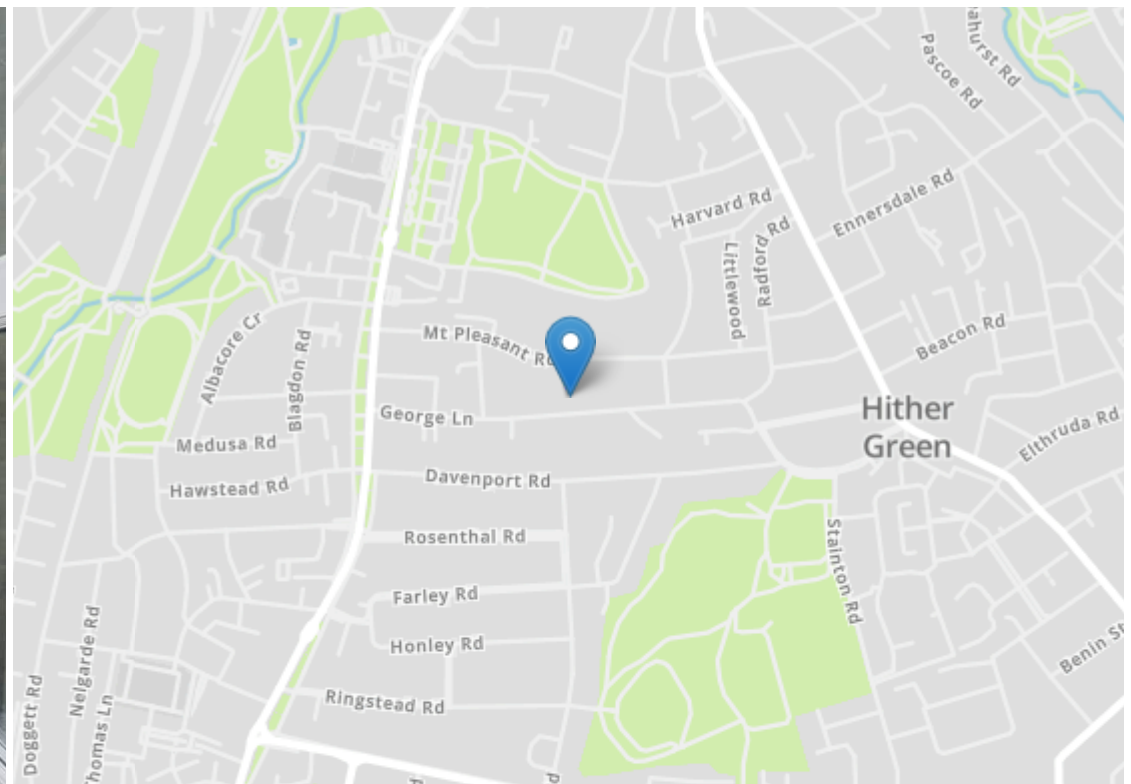
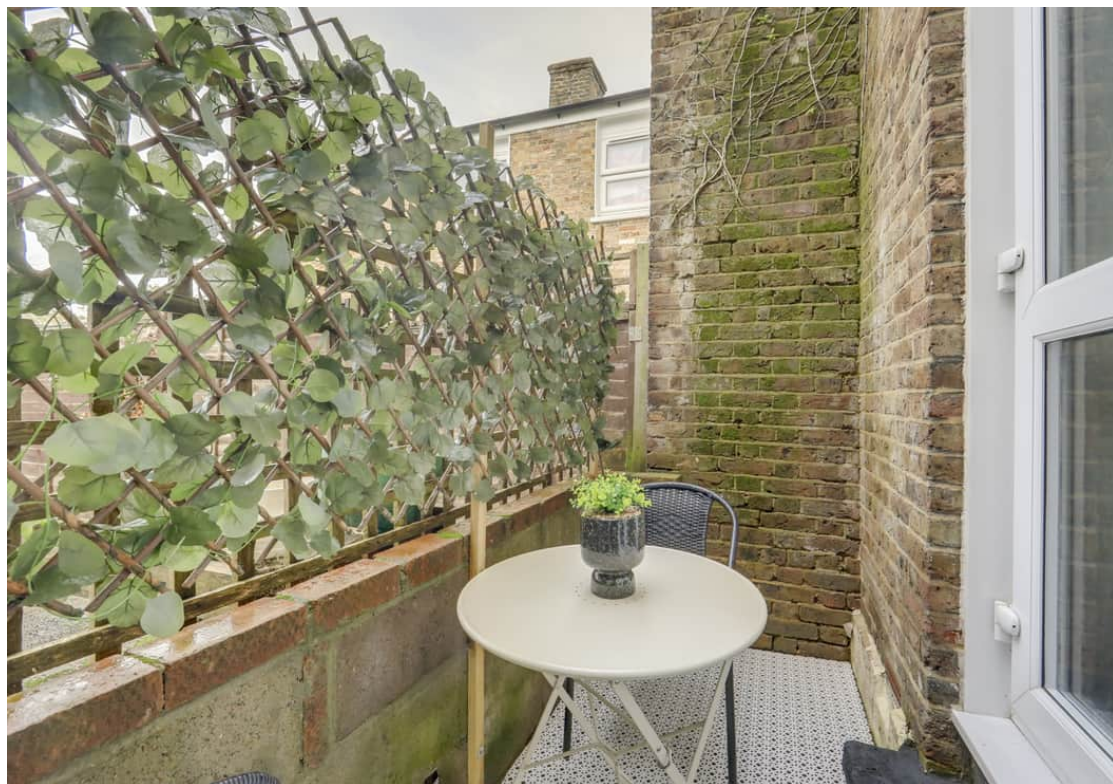
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CLOSE TO THREE STATIONS  
C ENERGY RATING  
PRIVATE ENTRANCE & TERRACE

DESIRABLE LOCATION  
SHARE OF FREEHOLD  
NO SERVICE CHARGES





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	78
(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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