



**Guide Price £475,000 Share of Freehold**  
2 bedroom flat

Eastdown Park  
Hither Green

# Read all about it...

Offered to the market, with shared freehold and with no onward chain, this split-level flat on Eastdown Park presents an exciting opportunity for buyers seeking a spacious, move-in ready home in a well-connected location with multiple links into Zone 1-2.

Set across the first and second floors of a period building, the property features a welcoming reception room and a spacious kitchen/diner with sleek fitted units, integrated appliances and plenty of room for dining. Upstairs, two generous double bedrooms are served by a stunning four-piece bathroom suite and a second bathroom with shower, adding convenience and style.

Ideally positioned, Eastdown Park balances the treelined residential street, with excellent access to local shops, cafes in the village atmosphere of Hither Green, schools and green spaces. Transport links make commuting into central London simple and reliable.

Call today to arrange a viewing.

## FIRST FLOOR

### Living room

4.08m x 3.68m (13' 5" x 12' 1")

Pendant light, double-glazed sash window, new vintage style radiator, luxury Kardean flooring.

### Kitchen/Dining room

5.56m x 4.02m (18' 3" x 13' 2")

Kitchen: Spotlights, double-glazed sash window, half wall backsplash tiling, stainless steel sink with mixer tap, fitted units with integrated induction

Bosch appliances - hob, oven and microwave, integrated dishwasher washing machine and fridge/freezer, luxury Kardean flooring throughout. Useful storage area in central heating boiler cupboard.

Dining room: Bright natural lighting, double-glazed sash window, fireplace, new vintage style radiator.

Made to measure blinds installed

## SECOND FLOOR

### Bedroom

4.08m x 3.12m (13' 5" x 10' 3")

Pendant light, double-glazed sash window, wall mounted air conditioning unit, full wall of built in wardrobe storage, new vintage style radiator, neutral shade carpet.

### Shower Room

Spotlights, wall-mounted towel heater shower with mounted shower head, white toilet and sink, basin vanity, mixer tap, half wall tiling and tiled floor.

### Bathroom

3.00m x 2.08m (9' 10" x 6' 10")

Pendant lighting, double glazed sash window, half wall tiles, freestanding white tub with mixer tap and hand held shower head, white ceramic toilet, walk in shower, vanity cabinet with basin and mixer tap, hexagonal tile flooring.

### Bedroom

4.02m x 3.38m (13' 2" x 11' 1")

Pendant lighting, double glazed sash windows, two built in wardrobes, new vintage style radiator, neutral carpet.

## OUTSIDE

### Garden

Private space in a large lawned green area with paving for garden furniture closed by high fences, lockable access gateway to entryway at a rear to side street, and small lockable storage for lawnmower and garden tools. Exterior water tap available via garden hose for watering

Shared through area behind padlocked gate with area to store bikes / scooters.



First Floor

Second Floor

Total Area: 91.3 m<sup>2</sup> ... 983 ft<sup>2</sup>

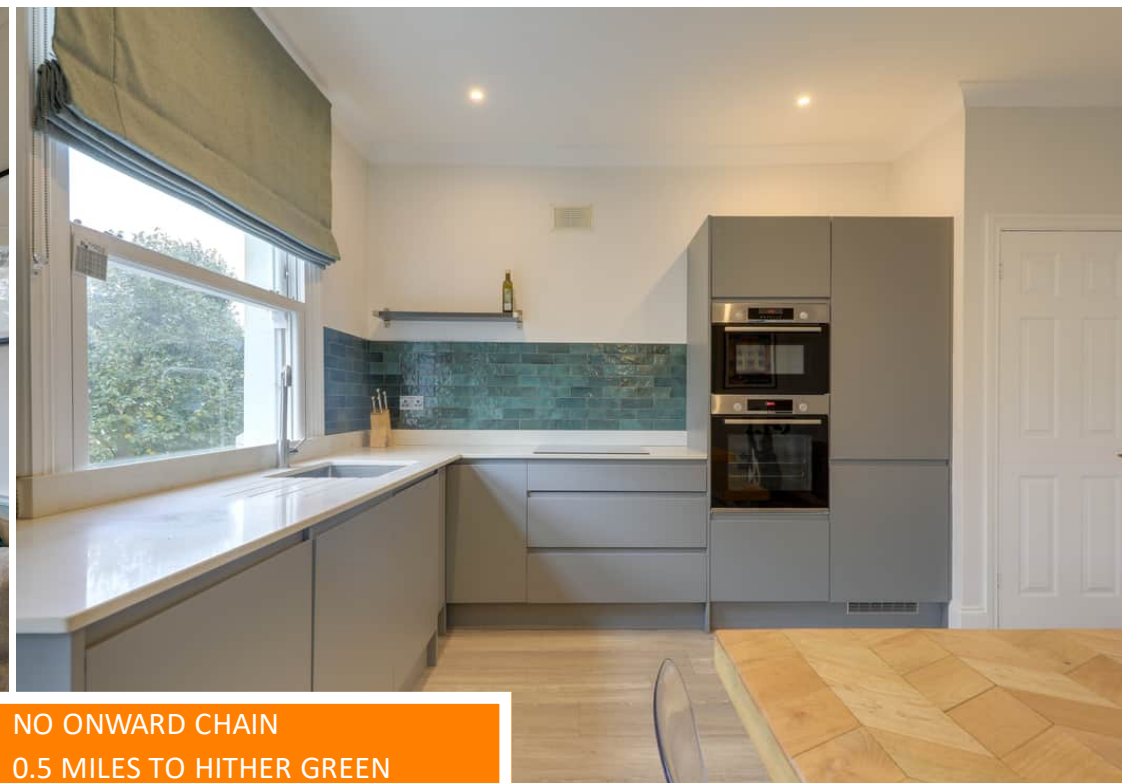
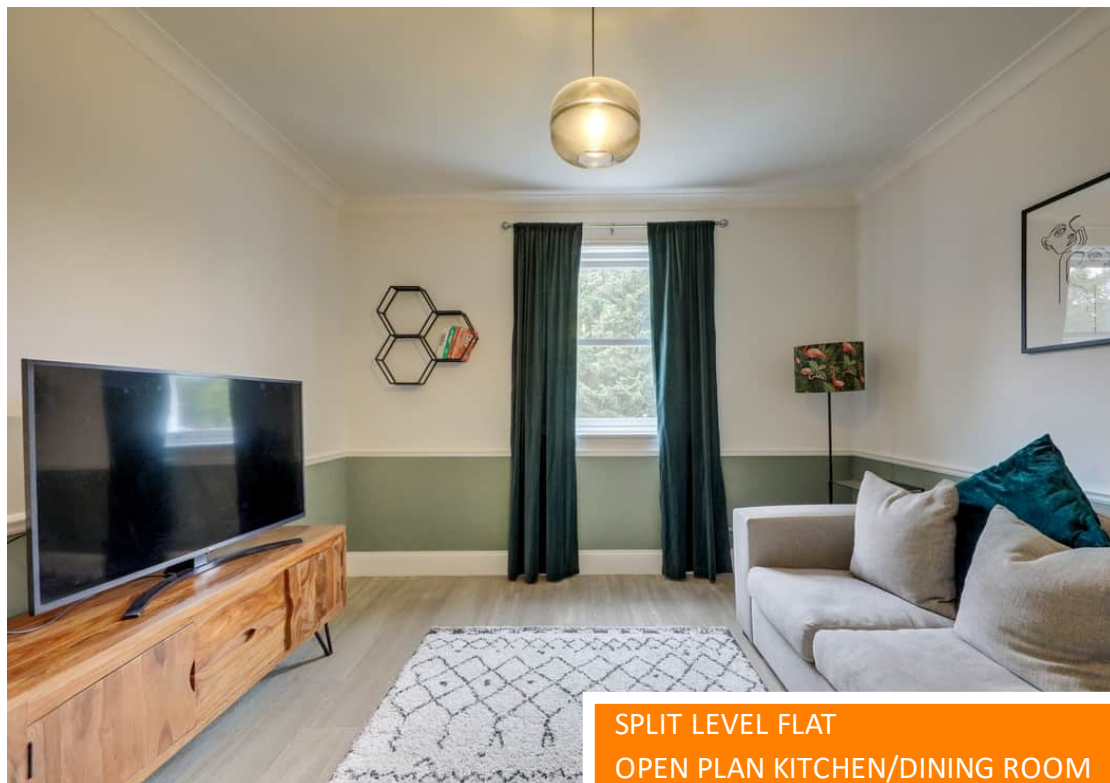
Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

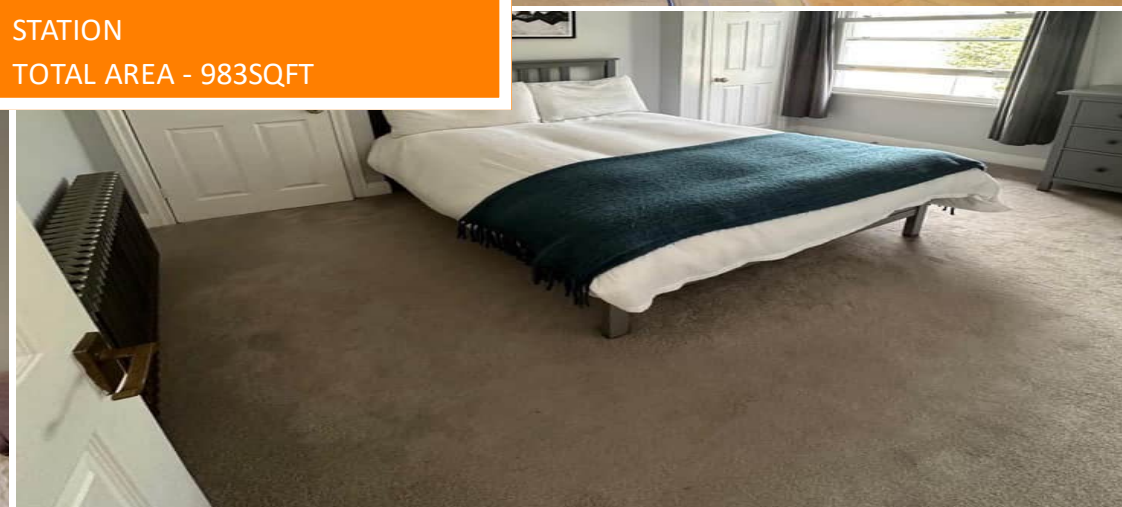
Call 020 8852 0026 or email us at [hithergreen@stanfordestates.london](mailto:hithergreen@stanfordestates.london) to arrange a viewing or request further information

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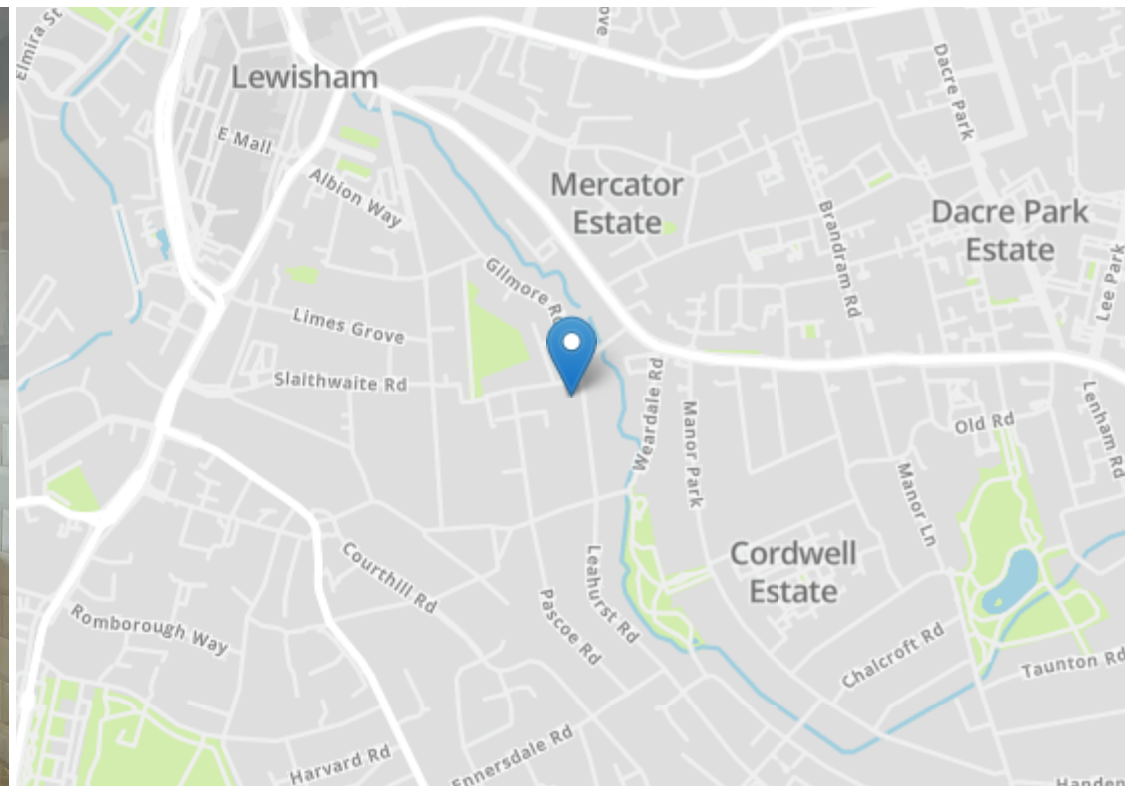




SPLIT LEVEL FLAT  
OPEN PLAN KITCHEN/DINING ROOM  
LIGHT & MODERN INTERIOR  
NO ONWARD CHAIN  
0.5 MILES TO HITHER GREEN  
STATION  
TOTAL AREA - 983SQFT







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>	66	77
(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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