



£255,000  
studio flat

Chiltonian Mews  
Hither Green

# Read all about it...

A fantastic opportunity for First Time Buyers and Investors looking for a modern property in a great location with excellent commuter links. This studio flat is beautifully presented and in excellent condition throughout, comprising an open-plan kitchen/lounge, a generously sized bedroom area with fitted wardrobes and a sliding partition door, and a modern shower room. Further benefits include a private balcony and access to a shared rear terrace.

Ideally situated in the sought after Chiltonian Mews development, just a stone's throw away from Hither Green Station, providing a range of commuter services into Central London and in close proximity to a variety of amenities including a Sainsbury's Local, pharmacy, dry cleaners and popular independent shops, cafes and restaurants.

**Tenure:** Leasehold (115 years remaining approx) | **Service Charge:** £110pm (approx) | **Ground Rent:** £350pa | **Council Tax:** LEWISHAM band B

## FIRST FLOOR

### Lounge/Kitchen

14' 5" x 13' 5" (4.39m x 4.09m)

Double glazed sliding doors to balcony, ceiling spotlights, radiator, fitted kitchen units, sink with mixer tap, integrated fridge/freezer, oven, electric hob and extractor hood, laminate flooring.

Sliding door to lounge, ceiling spotlights, fitted wardrobe, utility cupboard, radiator, fitted carpet.

### Shower Room

7' 8" x 5' 3" (2.34m x 1.60m)

Ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, tiled flooring.

### OUTSIDE

### Balcony

### Bedroom

13' 5" x 8' 0" (4.09m x 2.44m)



## FIRST FLOOR

Total Area: 35.3 m<sup>2</sup> ... 380 ft<sup>2</sup> (excluding balcony)

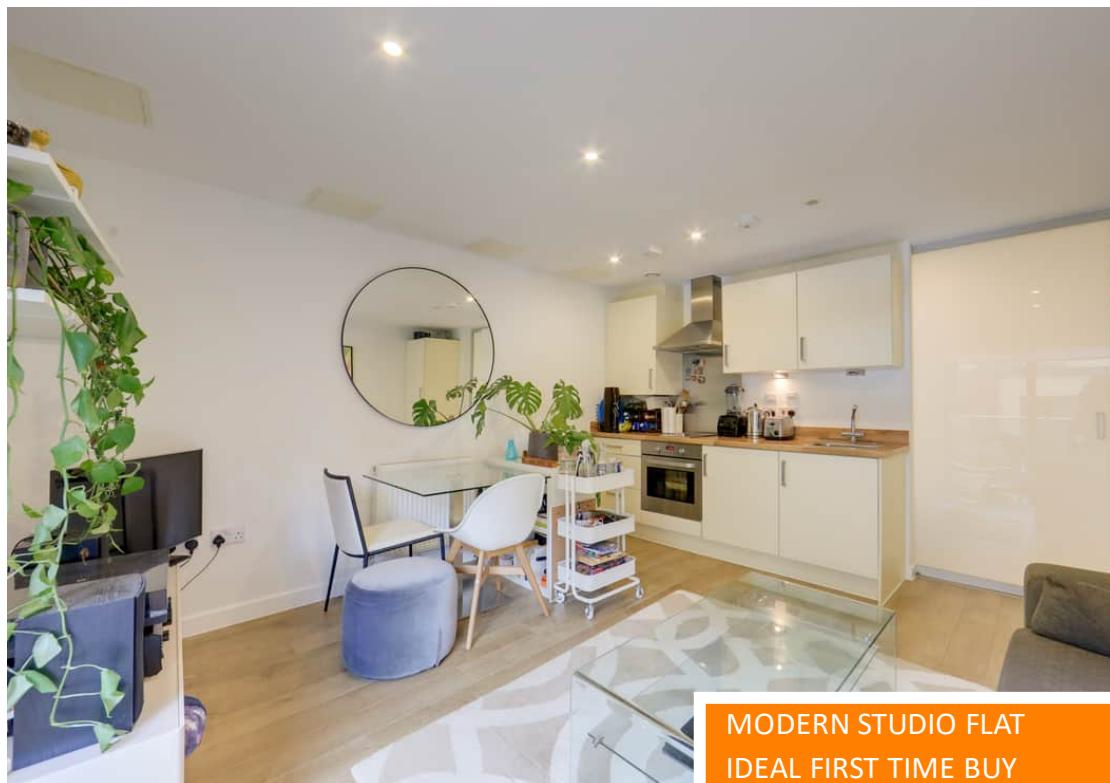
All measurements are approximate and for display purposes only

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Merry Christmas  
& A Happy New Year!  
from Stanfords

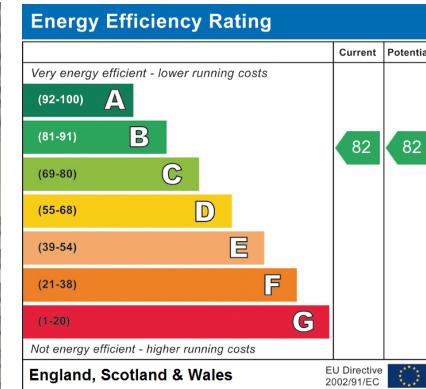
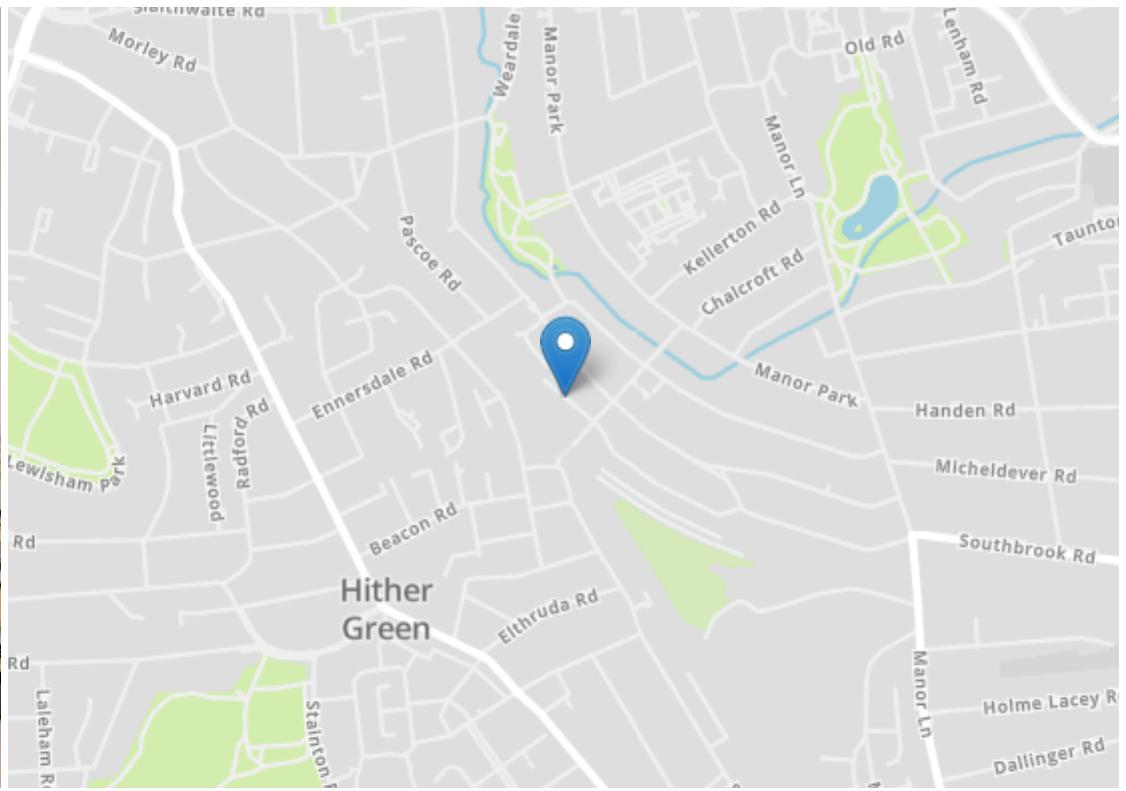


MODERN STUDIO FLAT  
IDEAL FIRST TIME BUY  
COMPLETE CHAIN!



BALCONY  
CLOSE TO HITHER GREEN  
STATION  
TOTAL AREA - 380SQFT.





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