



£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.

Bedroom

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

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

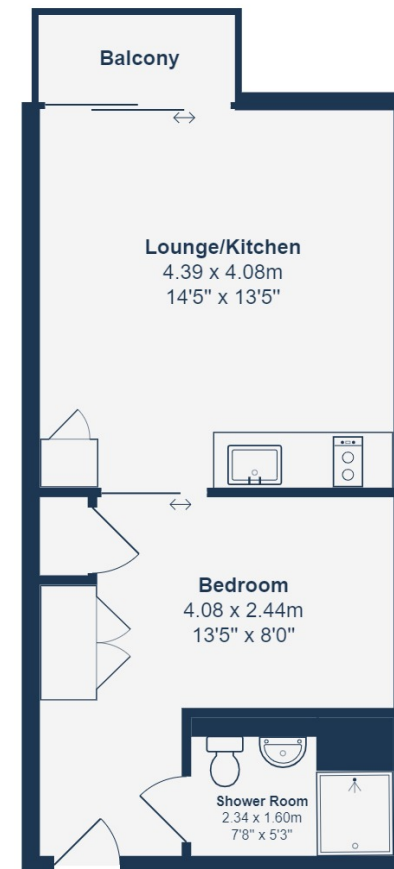
Shower Room

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

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

OUTSIDE

Balcony



FIRST FLOOR

Total Area: 35.3 m² ... 380 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Like what you see?

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

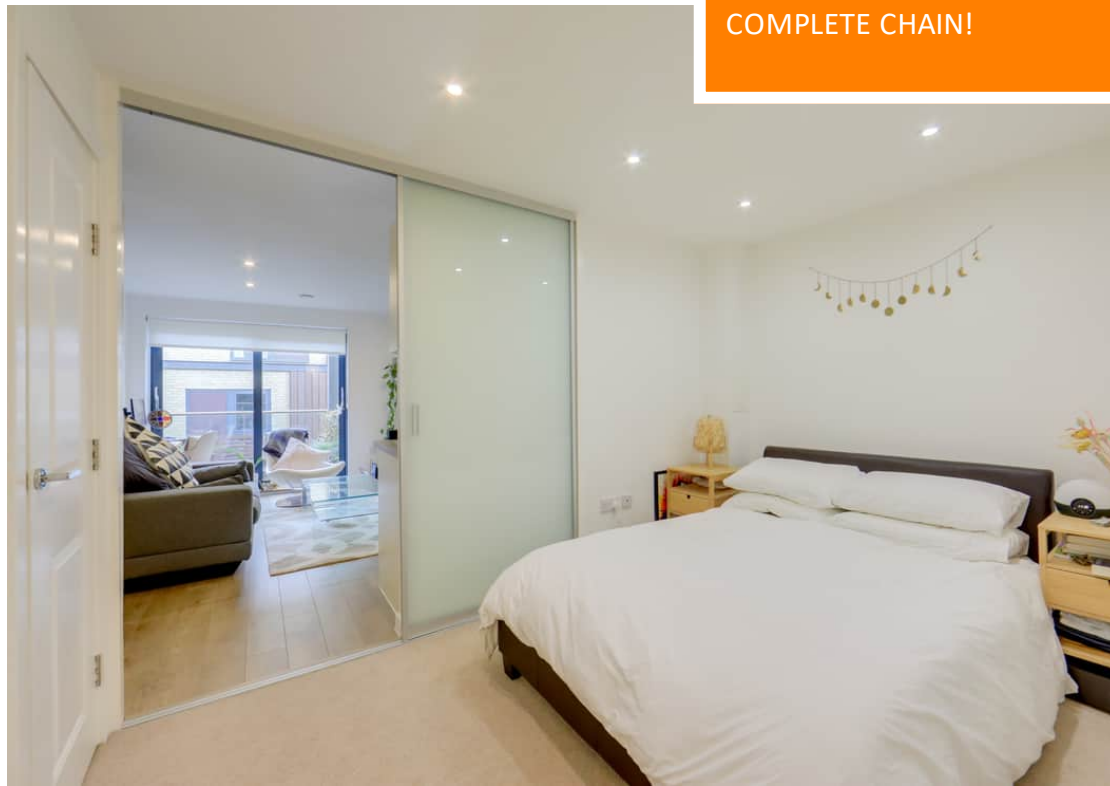
www.stanfordestates.london

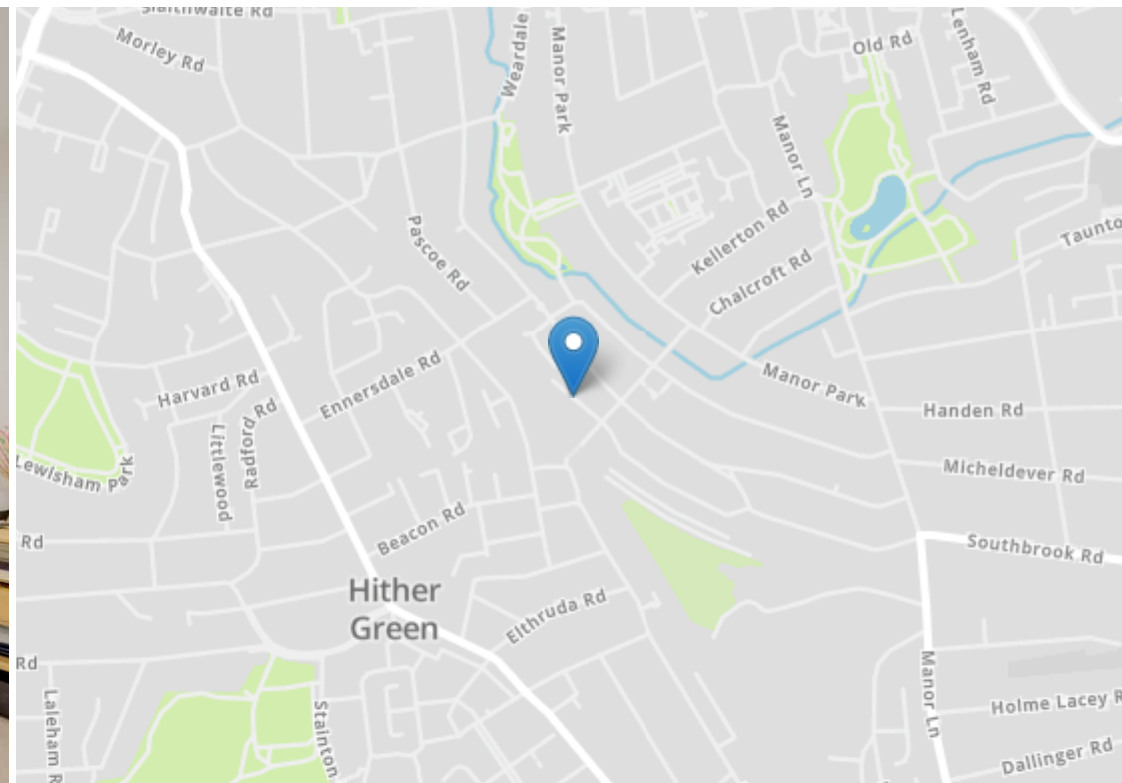


Merry Christmas
& A Happy New Year!
from Stanfords

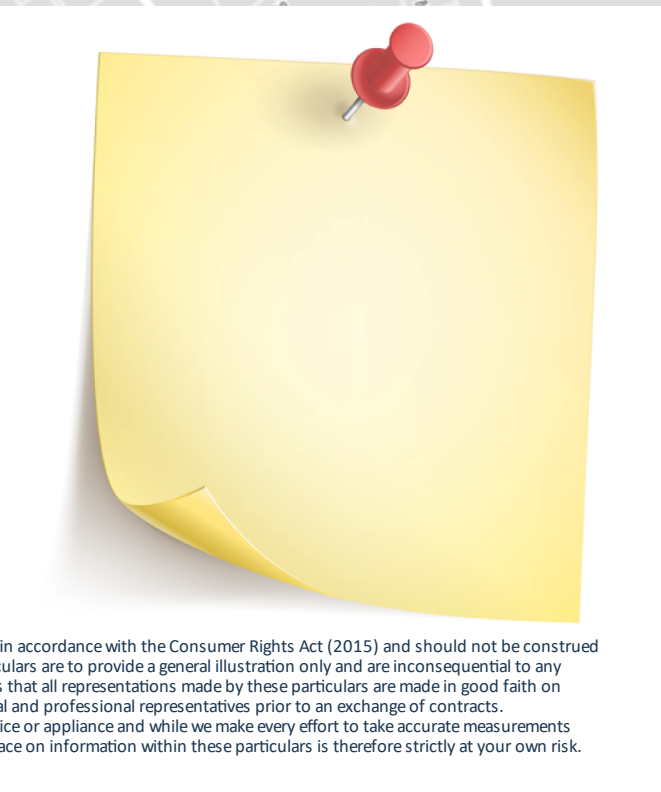
MODERN STUDIO FLAT
IDEAL FIRST TIME BUY
COMPLETE CHAIN!

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	82
EU Directive 2002/91/EC			
England, Scotland & Wales			



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.