

# Stanfords

— sales & lettings —



**Guide Price £415,000**

2 bedroom flat

Hither Green Lane  
London

# Read all about it...

A beautiful two-bedroom, ground floor, period converted garden flat on Hither Green Lane. Situated just 0.3 miles from Hither Green Station, the property benefits from close proximity to friendly local shops, cafes, and restaurants and is just a short walk away from Hither Green Station. Mountsfield Park is also just a stone's throw away with green open spaces, tennis courts, a bowling green, and Mountsfield Park Cafe.

Internally the property still retains some of its period features with double-glazing throughout and consists of a bright and airy reception room to the front, a modern fitted kitchen with access to the private rear garden and, two bedrooms and a three-piece bathroom suite. There is also the added benefit of a cellar.

Externally, the flat benefits from a private south-facing garden with decking, a well-maintained lawn, flowerbeds and paved seating area to rear.

## GROUND FLOOR

### Hallway

### Living Room

13' 11" x 12' 0" (4.24m x 3.66m)

Pendant light, double glazed bay windows to front, dado rail, fireplace, radiator, fitted carpet.

### Bathroom

8' 9" x 5' 0" (2.67m x 1.52m)

Inset spotlights, panel enclosed bath with over shower and folding glass screen, basin with vanity unit, WC with hidden cistern, tiled splashback, radiator, tiled flooring.

### Kitchen

8' 9" x 7' 6" (2.67m x 2.29m)

Spotlights, window to rear, fitted kitchen with matching wall and base units, laminate worktop with tiled splashback, stainless steel sink with drainer, gas hob with extractor, electric oven, space for fridge freezer and washing machine, laminate flooring. Door to garden.

### Bedroom

12' 0" x 11' 0" (3.66m x 3.35m)

Pendant light, double glazed window to rear, dado rail, radiator, fitted carpet.

### Bedroom

11' 0" x 6' 3" (3.35m x 1.91m)

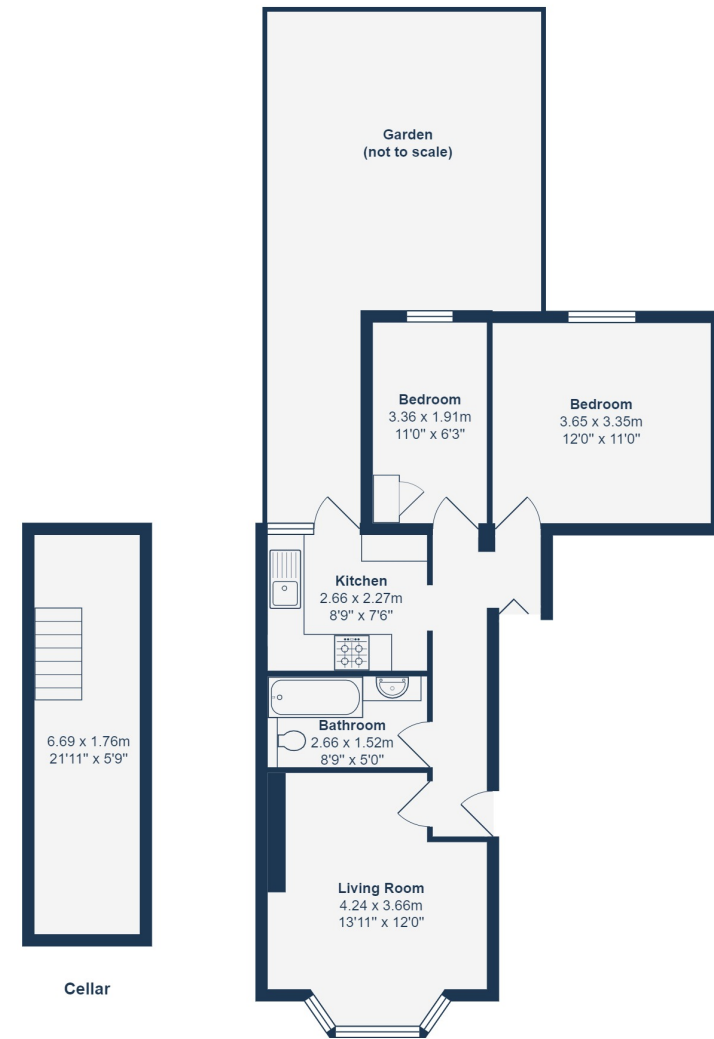
Track lighting, double-glazed window to rear, fitted cupboard, radiator, fitted carpet.

### CELLAR

### OUTSIDE

### Garden

Decking, laid lawn, paved seating area.



Total Area: 49.6 m<sup>2</sup> ... 534 ft<sup>2</sup> (excluding cellar)

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@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

[www.stanfordstates.london](http://www.stanfordstates.london)



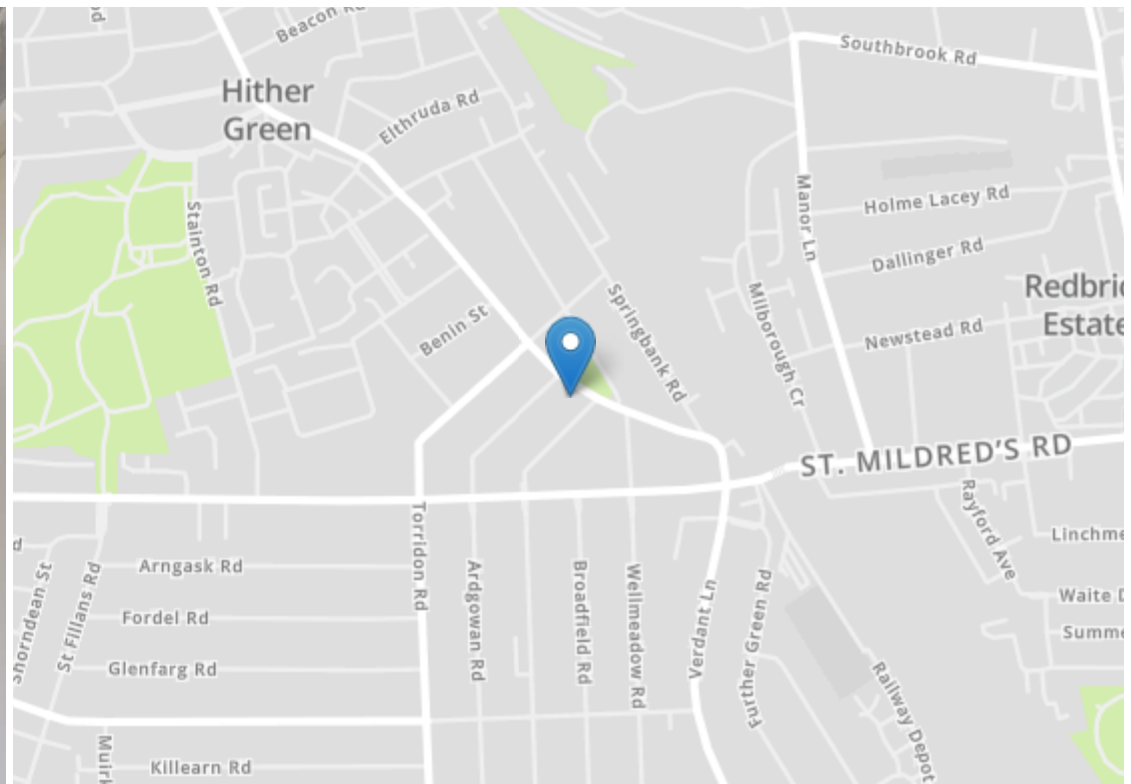


SHARE OF FREEHOLD  
PRIVATE SOUTH-WEST FACING  
GARDEN  
TOTAL AREA: 534SQFT.

CELLAR  
OFF-STREET PARKING  
0.4MI TO HITHER GREEN STATION







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>	58	67
(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	



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.