



£400,000 Leasehold
2 bedroom flat

Ryecroft Road
Hither Green

Read all about it...

Offered to the market with no onward chain, this bright and spacious two-bedroom split-level flat on Ryecroft Road is an ideal choice for buyers seeking a well-connected, move-in ready home with charm and character.

Flooded with natural light, the property features a large reception room with space for both relaxing and dining, a modern kitchen, and a family bathroom. Upstairs, two well-proportioned double bedrooms include attractive exposed wooden beams, and from the top-floor window you can enjoy striking views of Canary Wharf — especially magical at dusk in winter.

The flat also benefits from access to a generous shared garden, perfect for BBQs or entertaining friends. Perfectly positioned for transport, it's within walking distance of Hither Green and Ladywell stations, with Lewisham's mainline and DLR stations also nearby for swift links into London Bridge, Central London and beyond. For drivers, the South Circular is easily reached, as is Kent for weekend escapes.

Nature lovers will appreciate the wealth of green space close by, from Mountsfield Park and Ladywell Fields to the tranquil St Mary's therapeutic garden, some of which is steeped in history dating back to the 12th century. Foodies will enjoy the wide choice of ingredients from Lewisham town centre's shops and markets, along with a host of hidden-gem restaurants in Hither Green, Lewisham and Lee.

SECOND FLOOR

Reception Room

4.85m x 3.86m (15' 11" x 12' 8")

Double-glazed sash windows, pendant ceiling light, fitted shelving, radiator, laminate wood flooring.

Kitchen

3.08m x 2.14m (10' 1" x 7' 0")

Double-glazed sash window, pendant ceiling light, fitted kitchen unit, sink with mixer tap, integrated dishwasher, microwave, oven and gas hob, plumbing for washing machine, laminate wood flooring.

Bathroom

2.15m x 1.64m (7' 1" x 5' 5")

Ceiling light, bathtub with shower and screen, washbasin, WC, tile flooring.

THIRD FLOOR

Bedroom

4.80m x 3.86m (15' 9" x 12' 8")

Double-glazed window, pendant ceiling light, fitted shelving, radiator, fitted carpet.

Bedroom

3.89m x 3.17m (12' 9" x 10' 5")

Double-glazed window, pendant ceiling light, fitted shelving, radiator, fitted carpet.

OUTSIDE

Communal Garden



Second Floor

Third Floor

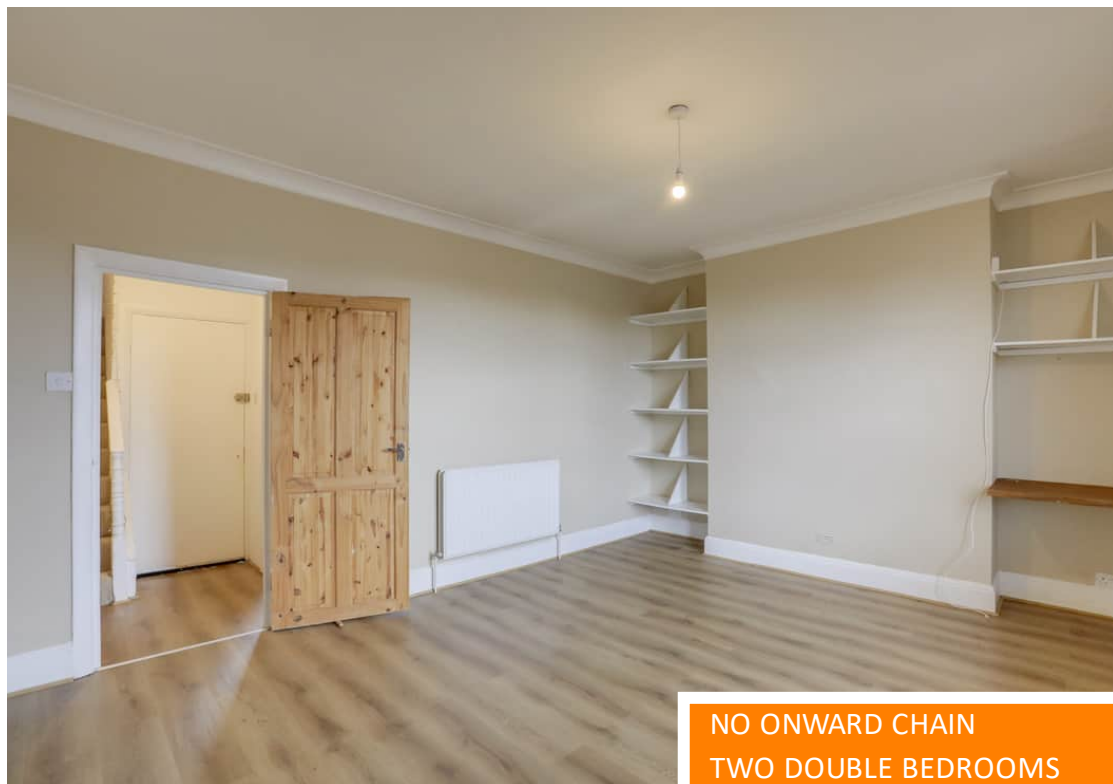
Total Area: 73.5 m² ... 791 ft²

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.

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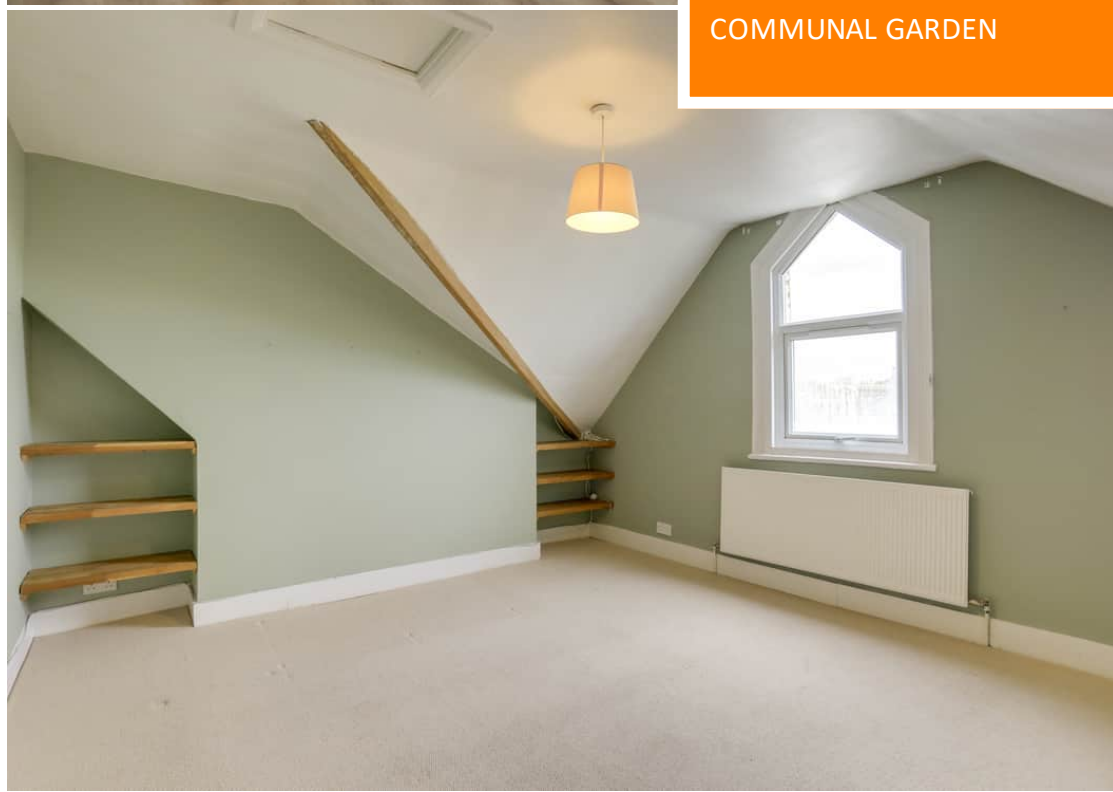
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london to arrange a viewing or request further information

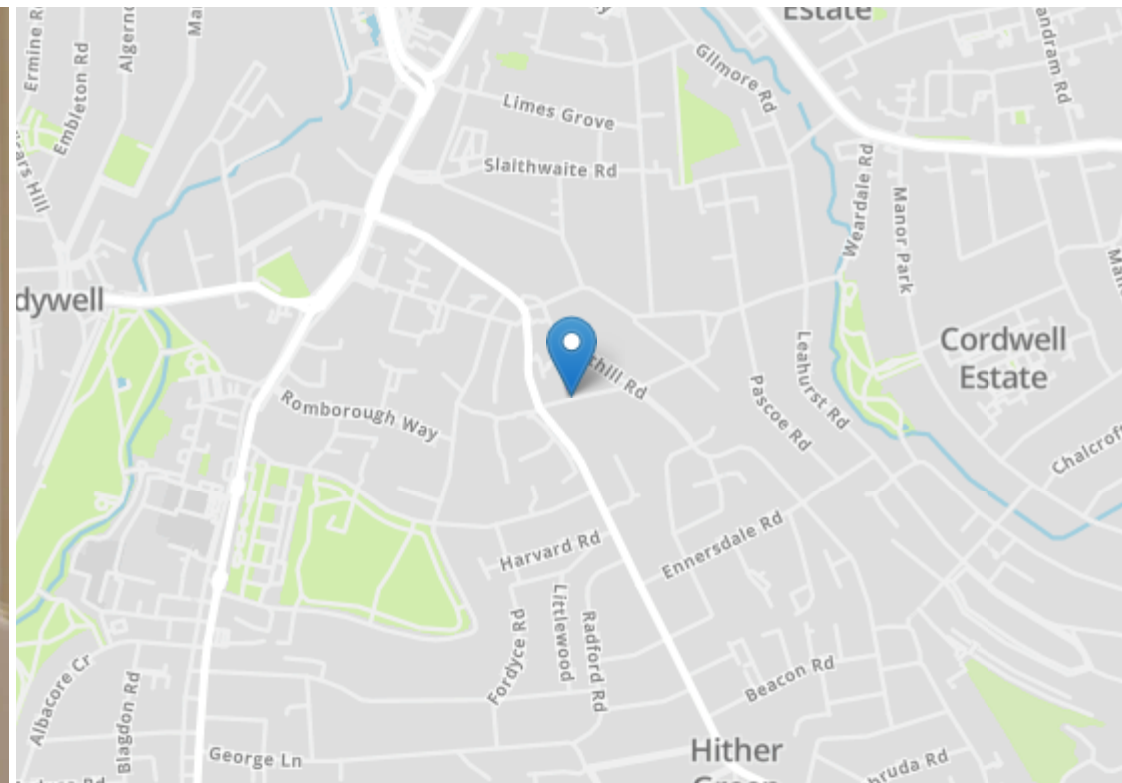
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NO ONWARD CHAIN
TWO DOUBLE BEDROOMS
COMMUNAL GARDEN

SPLIT LEVEL FLAT
WELL PRESENTED
THROUGHOUT
GREAT TRANSPORT LINKS





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