

Stanfords

— sales & lettings —



£350,000

2 bedroom flat

Rosse Gardens

Hither Green

Read all about it...

A fantastic two-bedroom top-floor flat in Rosse Gardens, a quiet purpose-built block in the popular Meridian South Development. Ideally located just 0.5 miles from Hither Green Station, providing a range of commuter services into Central London, including London Bridge in just 10 minutes and a stone's throw away from a variety of local amenities including a Tesco Express, Anytime Fitness Gym and the open spaces of Mountsfield Park, with tennis courts, a bowling green, playground and Mountfield Park cafe.

Internally the property comprises a spacious lounge with sliding doors opening to a private balcony, a modern kitchen, two good-sized bedrooms, and a modern bathroom. Boasting ample storage space throughout, including a loft and benefitting from a secure underground parking space, this is not one to be missed. Call now to view!

Tenure: Leasehold (106 years remaining) | **Service Charge:** £280pcm (inc water consumption, security, caretaker, CCTV, building insurance, communal electricity and maintenance, development cleaning and gardening) | **Ground Rent:** £200pa | **Council Tax:** Lewisham Band C

THIRD FLOOR

Entrance Hall

9' 8" x 5' 1" (2.95m x 1.55m)

Ceiling spotlights, loft access, storage cupboards, laminate flooring.

Lounge / Diner

15' 3" x 14' 9" (4.65m x 4.50m)

Double glazed sliding doors to balcony, ceiling spotlights, pendant ceiling light, electric heater, laminate flooring.

Kitchen

9' 8" x 7' 9" (2.95m x 2.36m)

Ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap & drainer, plumbing for washing machine, integrated dishwasher, oven, induction hob & extractor hood, laminate flooring.

Bedroom

13' 2" x 11' 7" (4.01m x 3.53m)

Double glazed window, pendant ceiling light, built-in wardrobe, electric heater, fitted carpet.

Bedroom

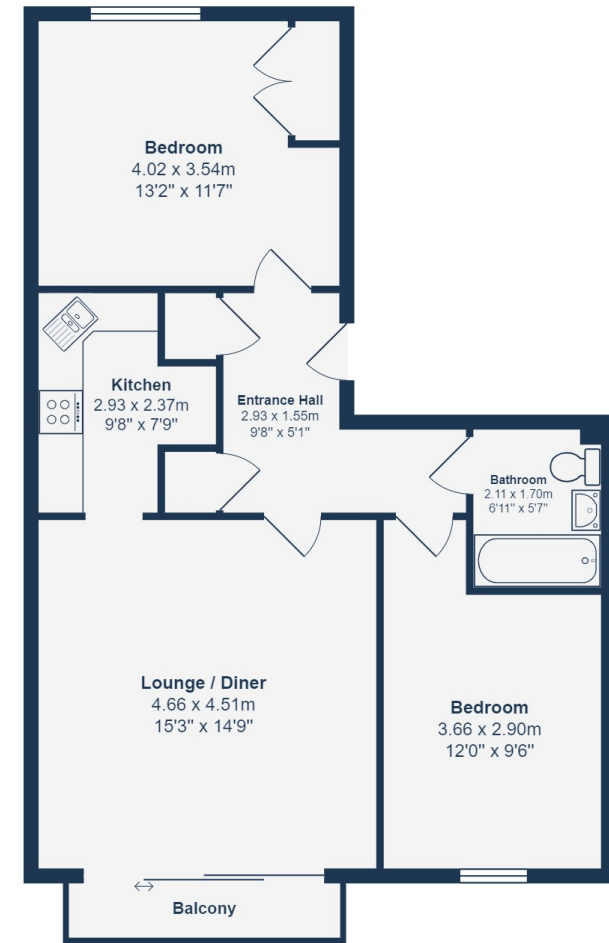
12' 0" x 9' 6" (3.66m x 2.90m)

Double glazed window, pendant ceiling light, electric heater, fitted carpet.

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Ceiling light, bathtub with overhead and handheld showers and shower screen, washbasin on vanity unit, WC, heated towel rail, tiled flooring.



Third Floor

Total Area: 66.0 m² ... 710 ft² (excluding balcony)

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?

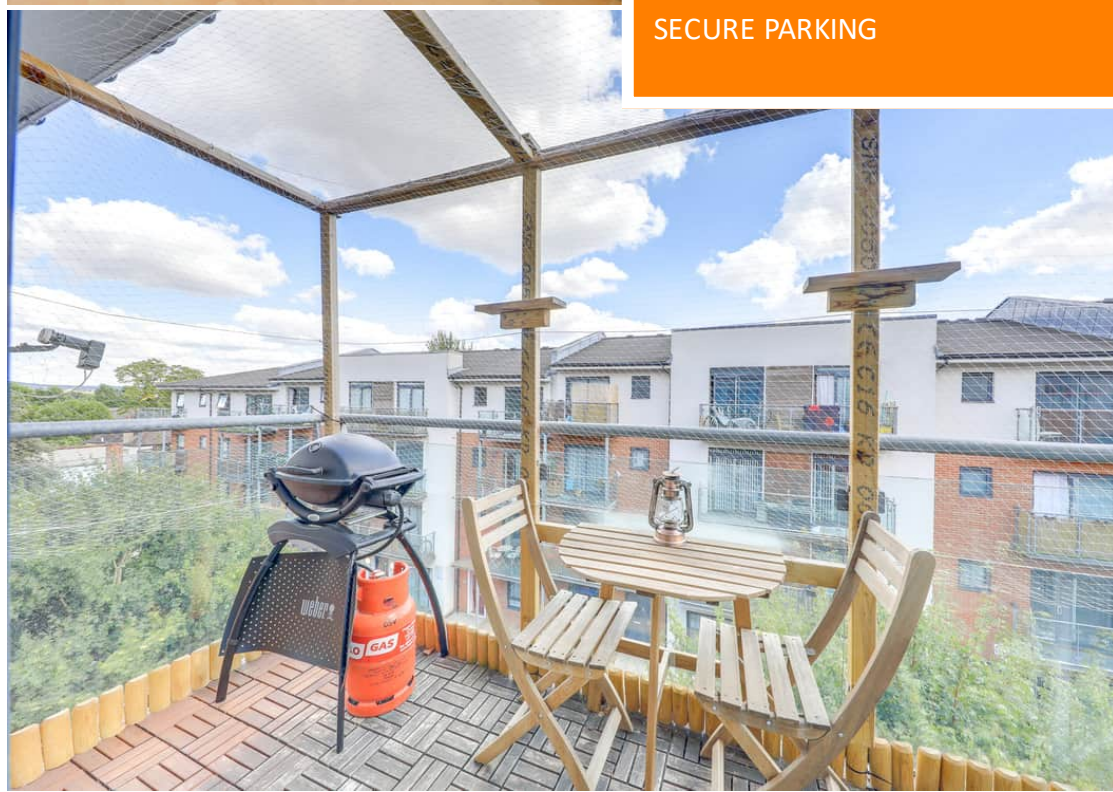
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london to arrange a viewing or request further information

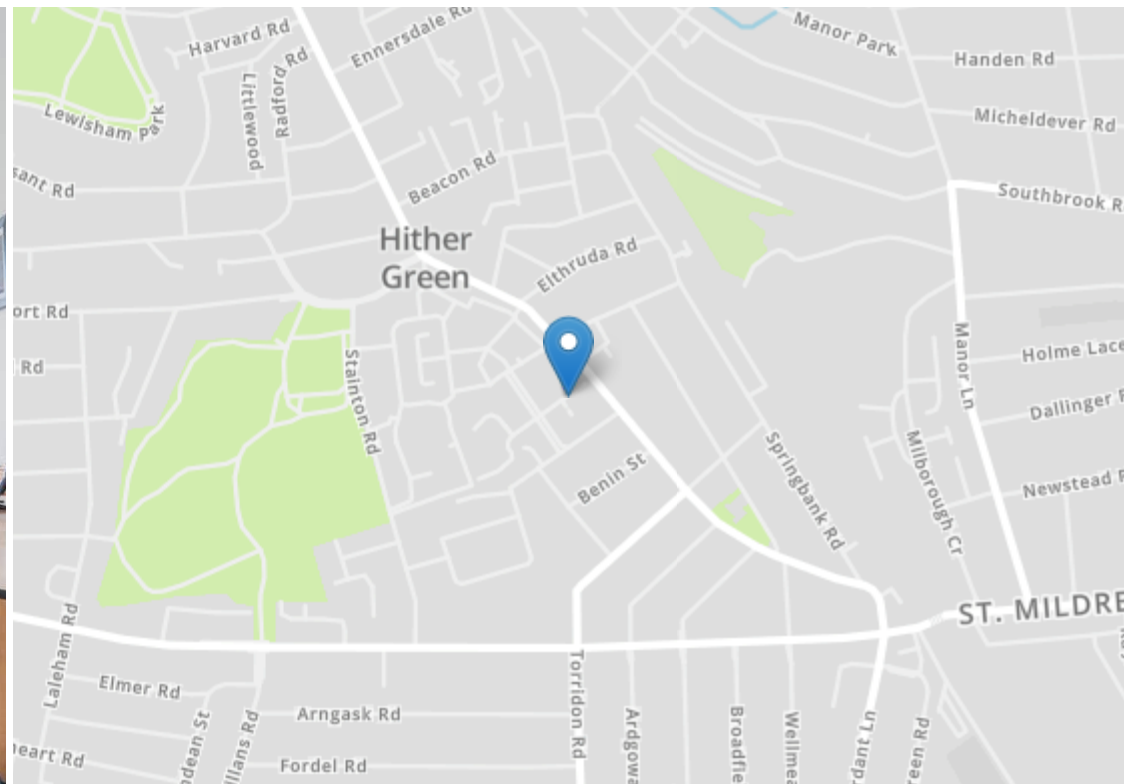
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TOP FLOOR FLAT
MODERN BATHROOM & KITCHEN
SECURE PARKING

TWO DOUBLE BEDROOMS
0.5 MI TO HITHER GREEN
STATION
TOTAL AREA - 710SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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