

Stanfords

— sales & lettings —



£1,750 pcm
2 bedroom flat



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Leahurst Road
Hither Green

Read all about it...

A beautifully presented two-bedroom, ground-floor flat located on Leahurst Road. Ideally suited to professionals looking for an excellent location with great transport links, this property is just 0.2 miles away from Hither Green Station, providing a range of commuter services to Central London, and in close proximity to local shops, restaurants and cafes.

Internally the property consists of a cosy lounge and a separate kitchen with Miele & Bosch appliances including a washer-dryer, dishwasher, and fridge freezer. There are two bedrooms - one double and single bedroom perfect for a home office space - and a bathroom with a separate WC. To the rear and accessed directly via the kitchen is a lovely private rear garden.

Offered unfurnished and available early September - Call now to view!

GROUND FLOOR

Lounge

13' 5" x 12' 6" (4.09m x 3.81m)

Double glazed windows to front, shutters, spotlights, alcove cupboards and shelving, radiator, wood flooring.

Kitchen/Diner

11' 0" x 10' 2" (3.35m x 3.10m)

Double glazed window to side, fitted kitchen units, farmhouse style sink with mixer tap, integrated oven, four ring gas hob with extractor hood, tiled splashback, fridge freezer, tiled flooring, radiator.

Bedroom

10' 11" x 10' 2" (3.33m x 3.10m)

Window to rear, shutters, fitted wardrobe, radiator, wood flooring.

Bedroom/Study

8' 9" x 7' 10" (2.67m x 2.39m)

Window to side, fitted desk unit, radiator, wood flooring.

Bathroom

6' 2" x 5' 7" (1.88m x 1.70m)

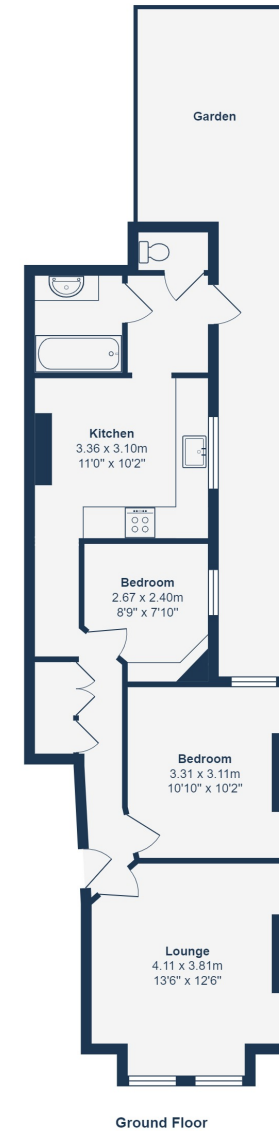
Spotlights, bathtub with shower, washbasin on vanity unit, heated towel rail, tiled flooring,

W/C

WC, tiled flooring.

Garden

Paved slabs with decking to the rear, shed for storage.



Total Area: 57.3 m² ... 617 ft² (excluding garden)

All measurements are approximate and for display purposes only

Like what you see?

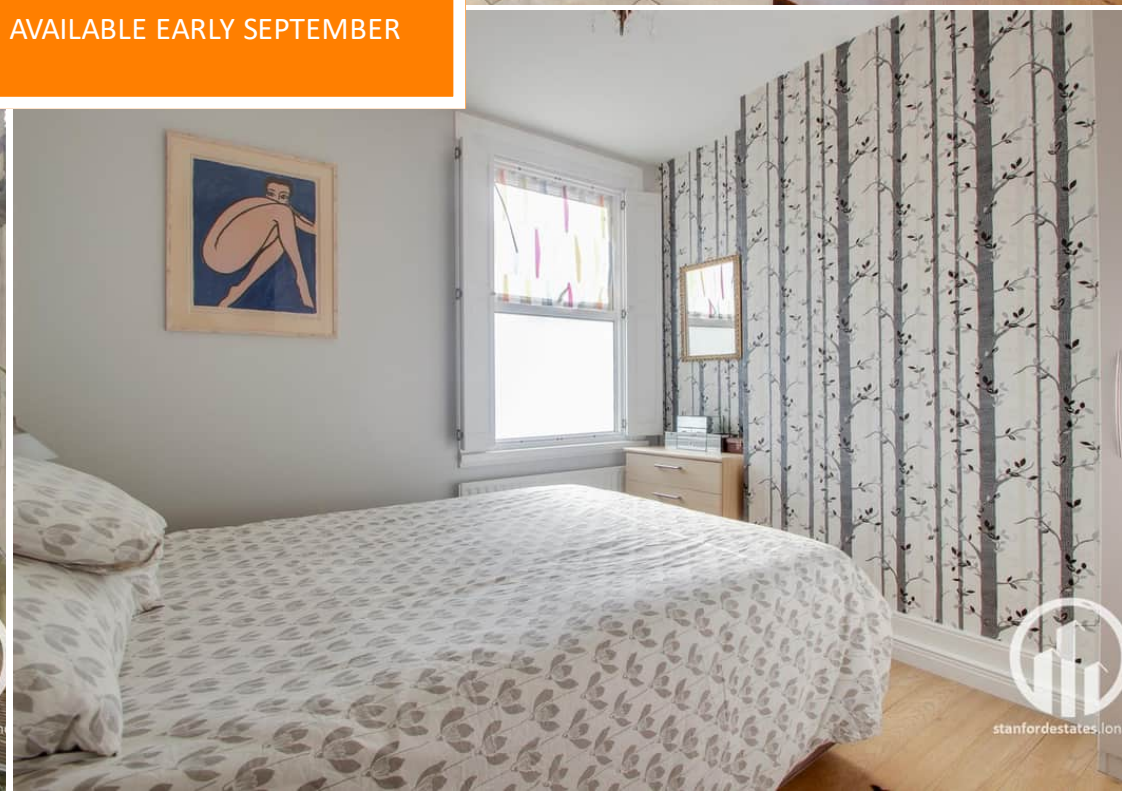
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

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TWO BEDROOMS
PRIVATE GARDEN
0.2 MILES TO HITHER GREEN
STATION

GROUND FLOOR
UNFURNISHED
AVAILABLE EARLY SEPTEMBER



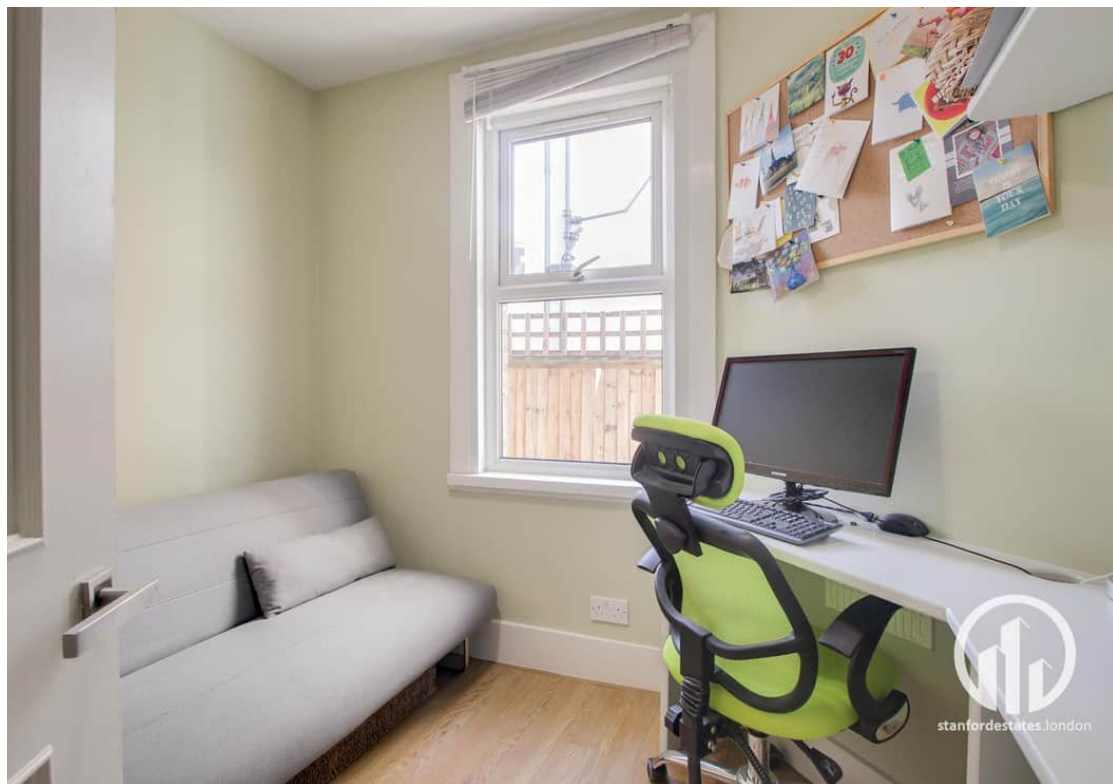
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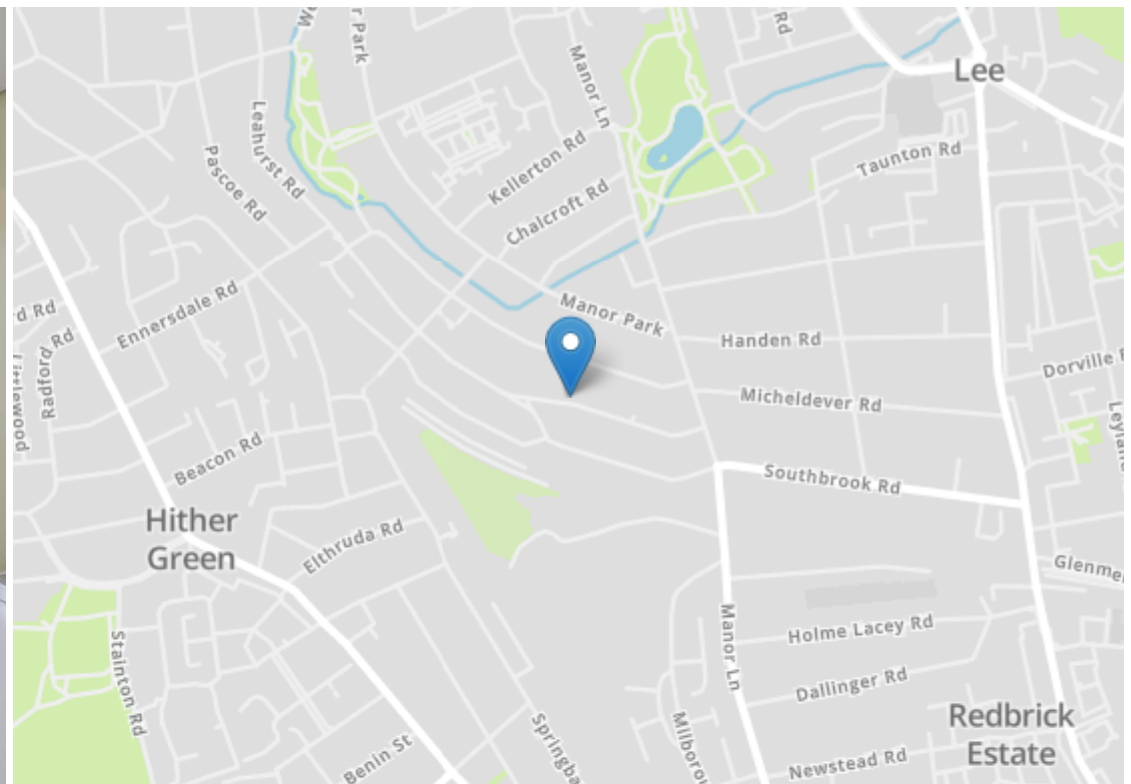
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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