

# Stanfords

— sales & lettings —



**£290,000**

1 bedroom flat

George Lane  
Hither Green

# Read all about it...

A light, bright and beautifully presented one-bedroom first-floor flat with its own front door and private garden, offered to the market with no onward chain.

Ideally located within 0.5 miles of Hither Green Station, providing a range of commuter services directly into Central London, including London Bridge in just 10 minutes, and close to a variety of local amenities, including popular independent shops, cafes, and restaurants. Mountsfield Park is also just a short walk away, with green open spaces, tennis courts, a bowling green and a cafe.

Well presented throughout, this flat features an open-plan lounge and modern kitchen, a good-sized double bedroom with plenty of built-in storage and a modern bathroom. Outside, this property also benefits from a private low-maintenance garden and an off-street parking space.

**Tenure:** Leasehold (900+ years remaining on lease) | **Service Charge & Ground Rent:** None | **Council Tax:** Lewisham band B

## FIRST FLOOR

### Lounge

12' 2" x 11' 9" (3.71m x 3.58m)

Double-glazed windows, pendant ceiling light, electric radiator, wood flooring.

### Kitchen

12' 1" x 7' 7" (3.68m x 2.31m)

Double glazed windows, flush ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, tiled splashback, integrated oven with electric hob, extractor hood, integrated fridge freezer and washing machine, tiled flooring.

### Bedroom

12' 1" x 8' 5" (3.68m x 2.57m)

Double glazed windows, pendant ceiling light, fitted wardrobe, electric radiator, fitted carpet.

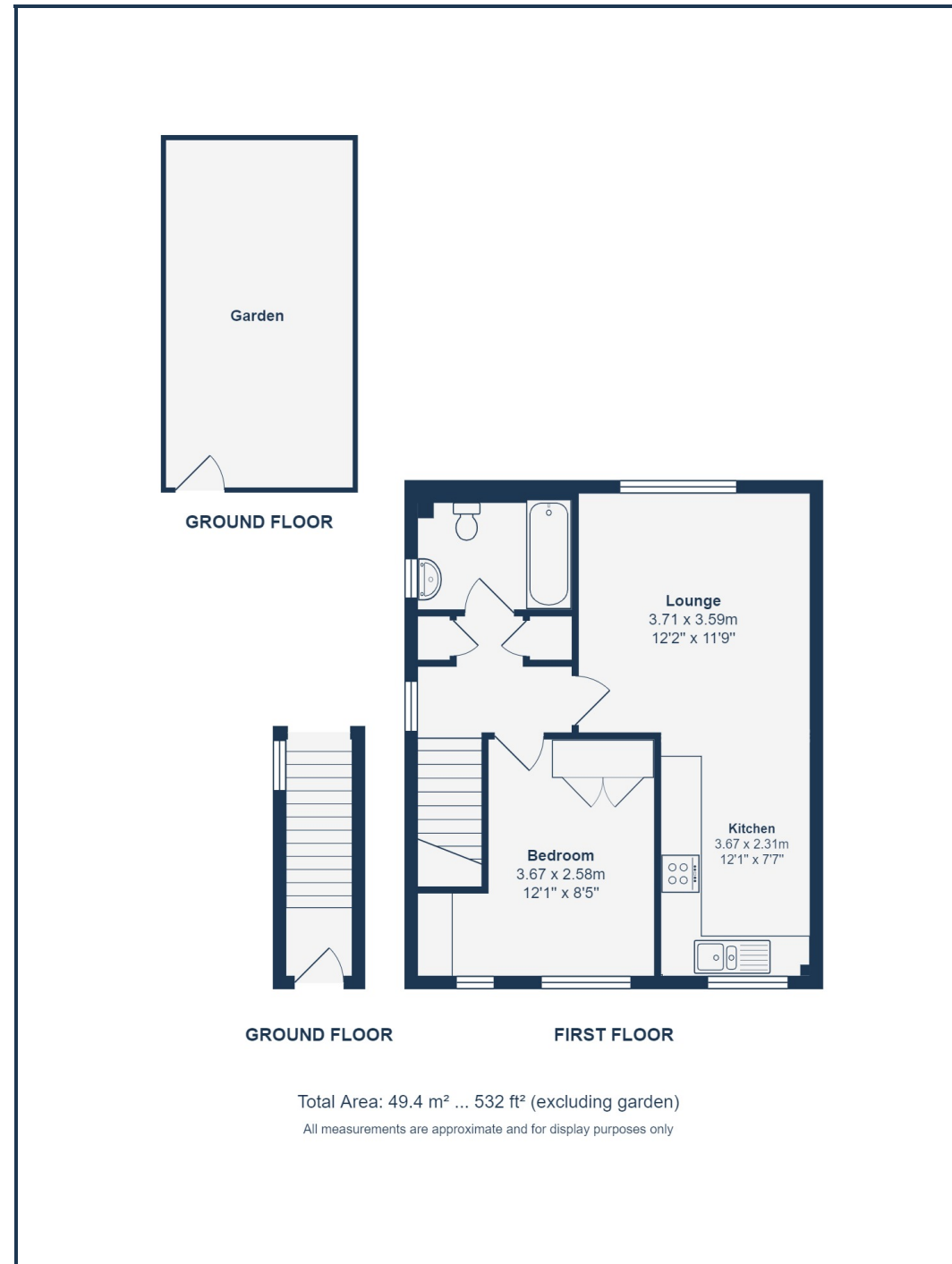
### Bathroom

Obscured double-glazed window, flush ceiling light, bathtub with shower, washbasin on vanity unit, low level WC, heated towel rail, tiled flooring.

## OUTSIDE

### Garden

Private garden. Paved patio to front leading to lawn.



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)



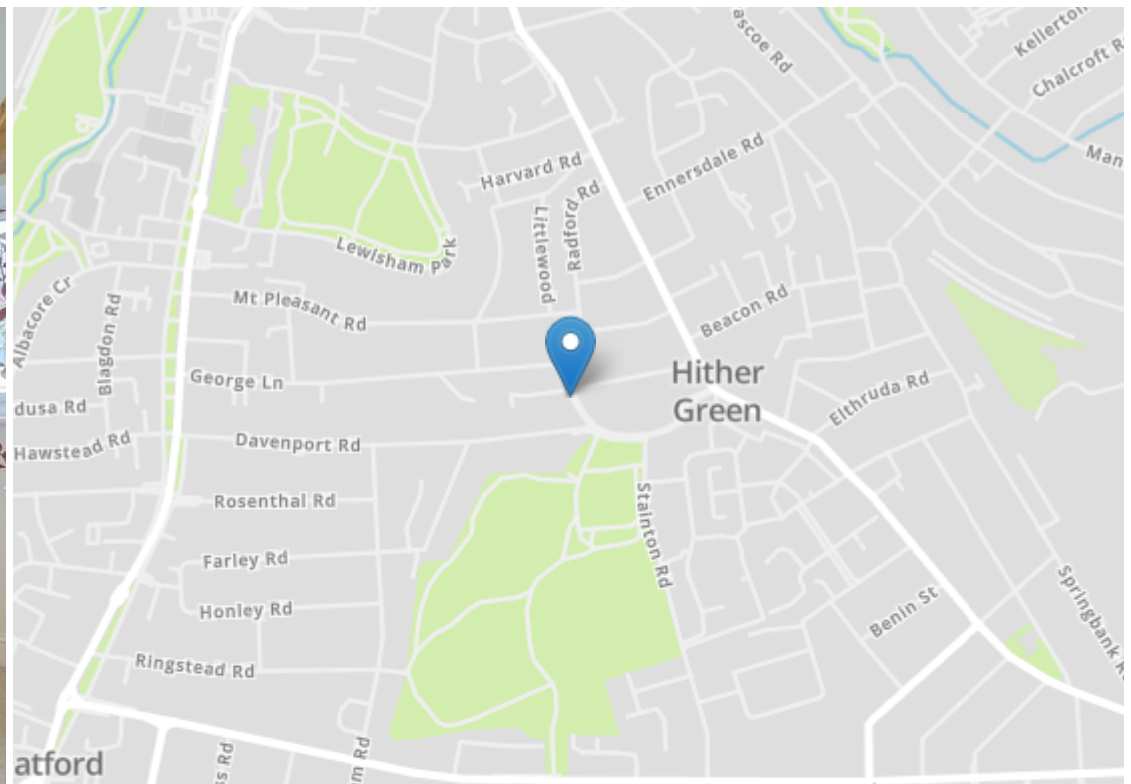


FIRST FLOOR FLAT  
CHAIN FREE!  
LONG LEASE - 900+  
YEARS

PRIVATE GARDEN  
OWN FRONT DOOR  
OFF - STREET PARKING







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.