



£335,000

1 bedroom ground floor flat

Mallet Road
Hither Green

Read all about it...

A fantastic 1 bedroom flat located on Mallet Road, a quiet residential street in the heart of Hither Green. Ideally situated just 0.3 miles from Hither Green Station, providing a range of commuter services directly into Central London and in close proximity to a variety of local amenities, including independent shops, cafes, and restaurants. The popular Mountsfield Park is also just a short walk away, with green open spaces, tennis courts, bowling green and a cafe.

Set on the ground floor of a period conversion and beautifully presented throughout, this flat comprises a good-sized lounge, boasting many period features, a modern kitchen and bathroom and a double bedroom with built-in storage. This flat also benefits from a private section of a well-maintained garden and is offered to the market with no onward chain.

Tenure: Leasehold (994 years remaining) | **Service Charge:** N/A | **Ground Rent:** N/A | **Council Tax:** LEWISHAM band B

GROUND FLOOR

Lounge

13' 5" x 12' 3" (4.09m x 3.73m)

Double glazed bay window, pendant ceiling light, fireplace, alcove shelving and cabinets, radiator, laminate wood flooring.

Kitchen

11' 8" x 9' 7" (3.56m x 2.92m)

Single glazed sash window, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, oven, gas hob and extractor hood, combi boiler, tiled flooring.

Bedroom

11' 4" x 10' 6" (3.45m x 3.20m)

Single glazed sash window, pendant ceiling light, fireplace, built-in wardrobes, radiator, fitted carpet.

Bathroom

Double glazed window, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

OUTSIDE

Garden



Ground Floor

Total Area: 47.5 m² ... 512 ft² (excluding garden)

All measurements are approximate and for display purposes only

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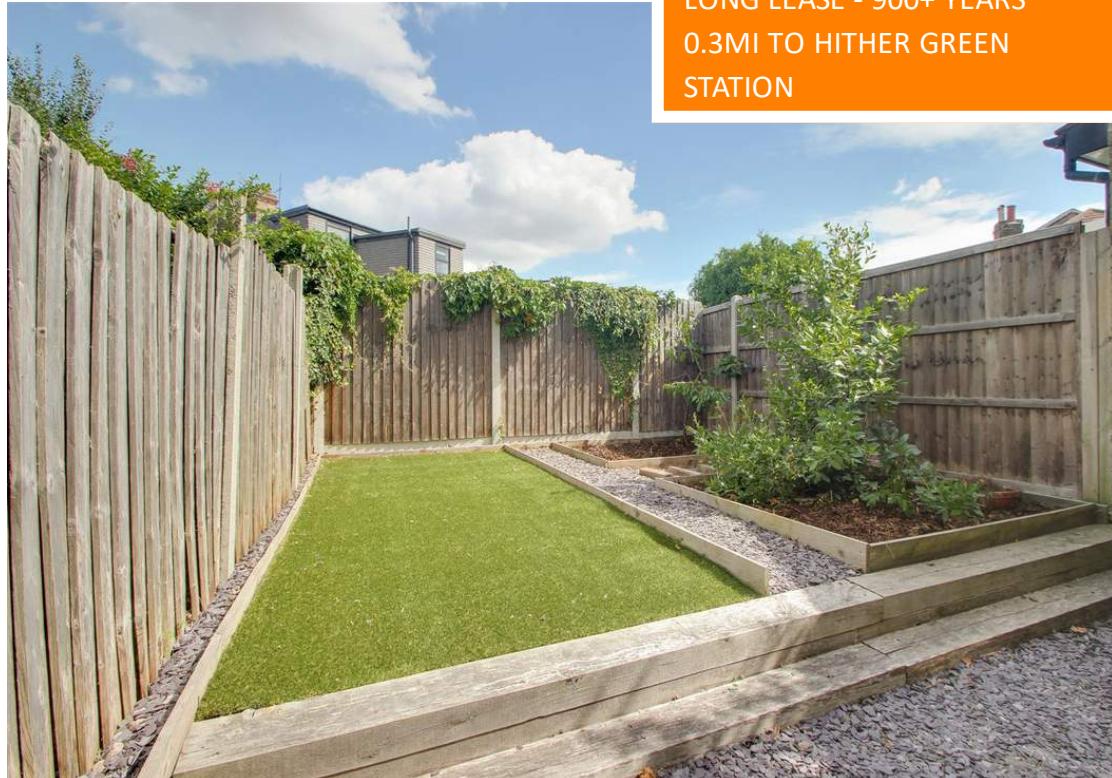
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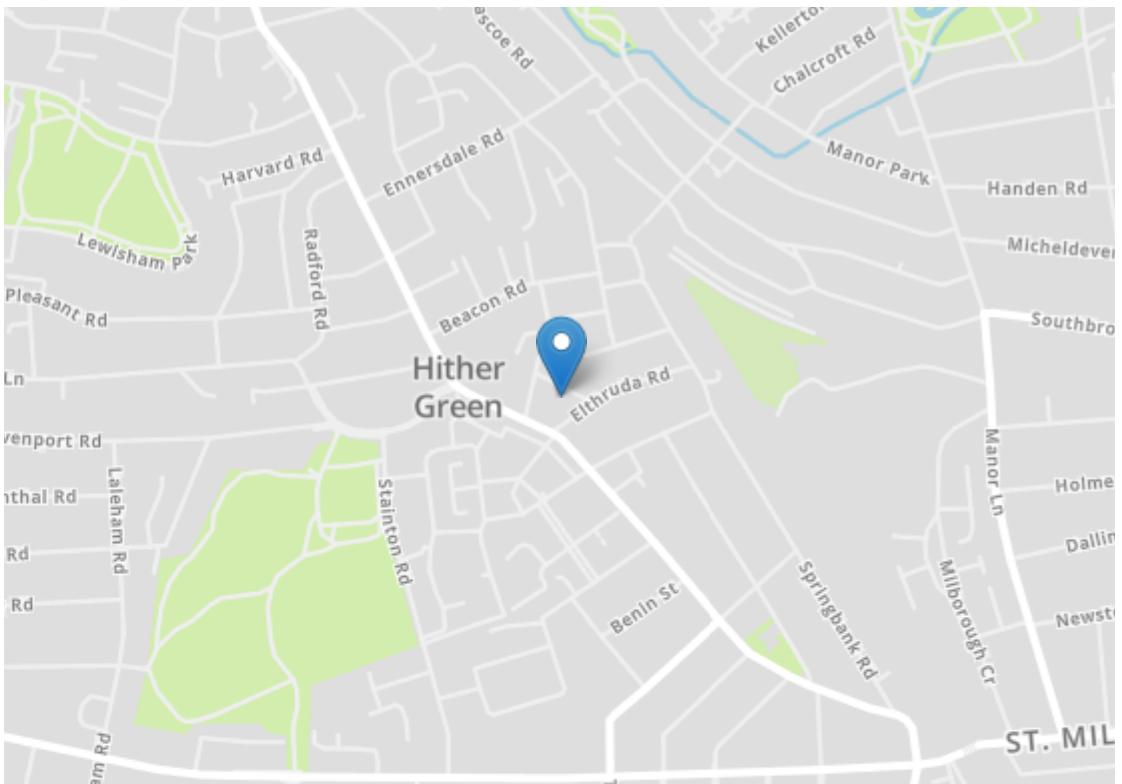
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PRIVATE SECTION OF GARDEN
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TOTAL AREA - 512SQFT.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	77
(39-54)	E	66
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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