

Stanfords

— sales & lettings —



Guide Price £400,000 Leasehold

2 bedroom flat

Highfield Close

Hither Green

Read all about it...

A stylish two-bedroom, two-bathroom apartment spanning an impressive 762 square feet (approx.), situated on the second floor of this modern block in the popular Meridian South Development. Ideally located just 0.4 miles from Hither Green Station and in close proximity to a variety of amenities including a Tesco Express, Woodlands Pharmacy and an Anytime Fitness Gym, all conveniently located within the development, as well as friendly local shops, a deli, cafes and restaurants nearby. Mountsfield Park is also just a stone's throw away with green open spaces, tennis courts and Mountsfield Park Cafe - perfect for enjoying those warm summer days.

Internally this property boasts a generously sized lounge, flooded with natural light and offering plenty of space for dining and entertaining, a modern kitchen and two good-sized bedrooms, one ensuite. The main bathroom and kitchen have been recently refurbished, giving them a fresh and modern look.

This property also benefits from two private balconies and allocated off-street parking.

Tenure: Leasehold (104 years remaining) | **Service Charge:** £250pm (incl. water rates, building insurance, ground maintenance, cleaning, reserve fund) | **Ground Rent:** £200pa

SECOND FLOOR

Entrance Hall

Lounge

12' 7" x 16' 4" (3.84m x 4.98m)

Spotlights, double glazed window, sliding balcony door, electric storage heater, laminate flooring.

Kitchen

6' 4" x 12' 5" (1.93m x 3.78m)

Spotlights, double glazed window, matching wall and base units, laminate worktops, electric oven, electric hob, extractor hood, tiled flooring.

Bedroom

8' 10" x 15' 7" (2.69m x 4.75m)

Pendant light, built in wardrobe, double glazed door to balcony, fitted carpet.

En-suite

Bedroom

8' 10" x 12' 5" (2.69m x 3.78m)

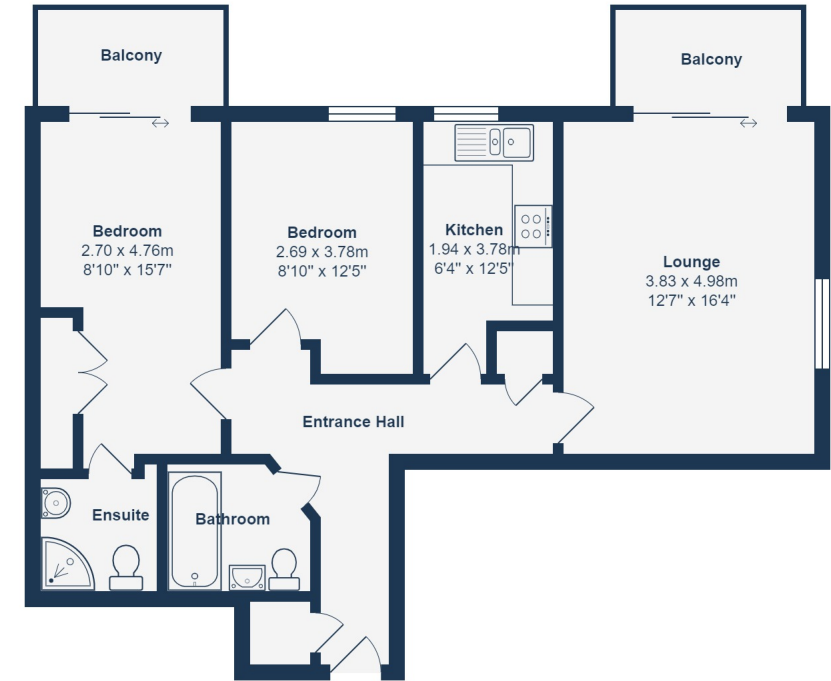
Pendant light, double glazed window, fitted carpet.

Bathroom

Spotlights, tiled walls, tiled flooring, panel enclosed bath with crittal style glass screen, shower attachment, pedestal wash basin, W/C, heated towel rail.

OUTSIDE

Balcony



Second Floor

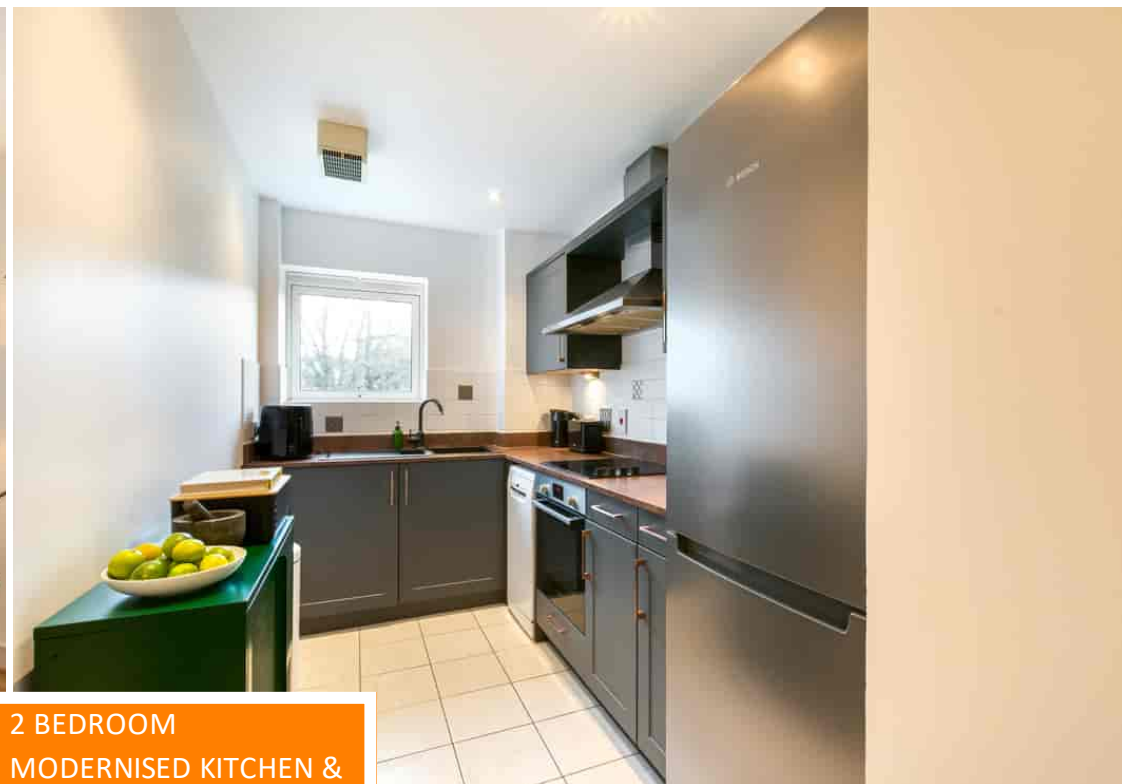
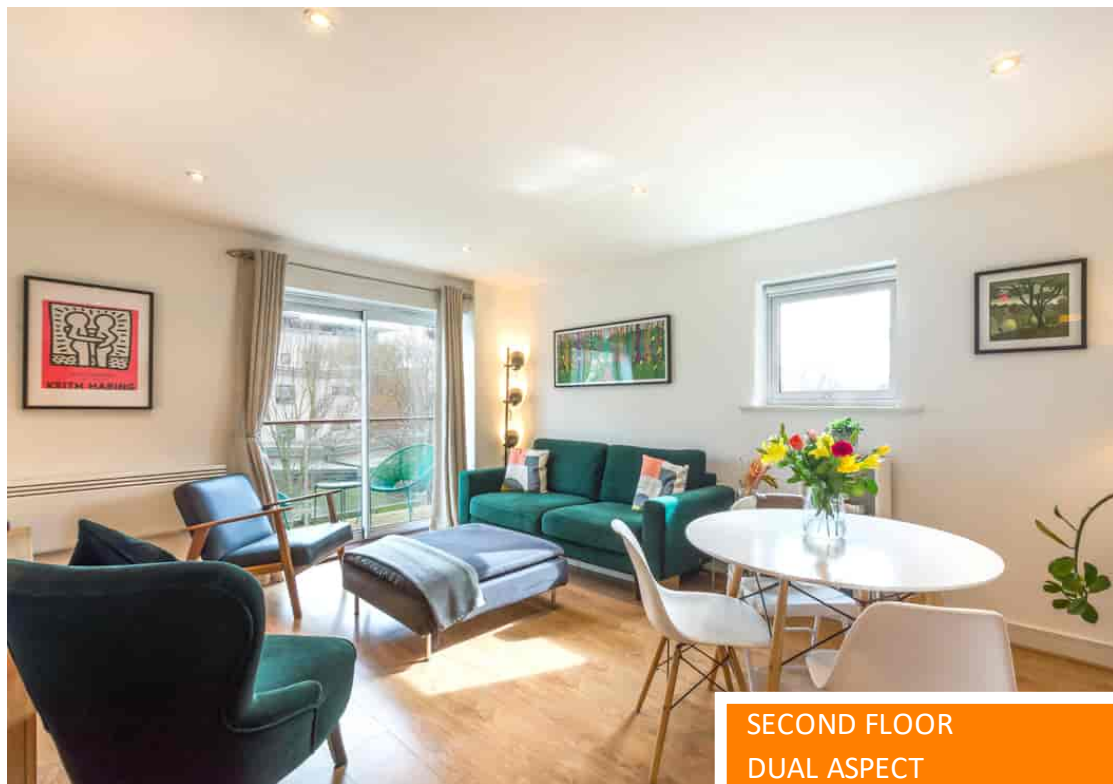
Total Area: 70.8 m² ... 762 ft² (excluding balcony)

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?

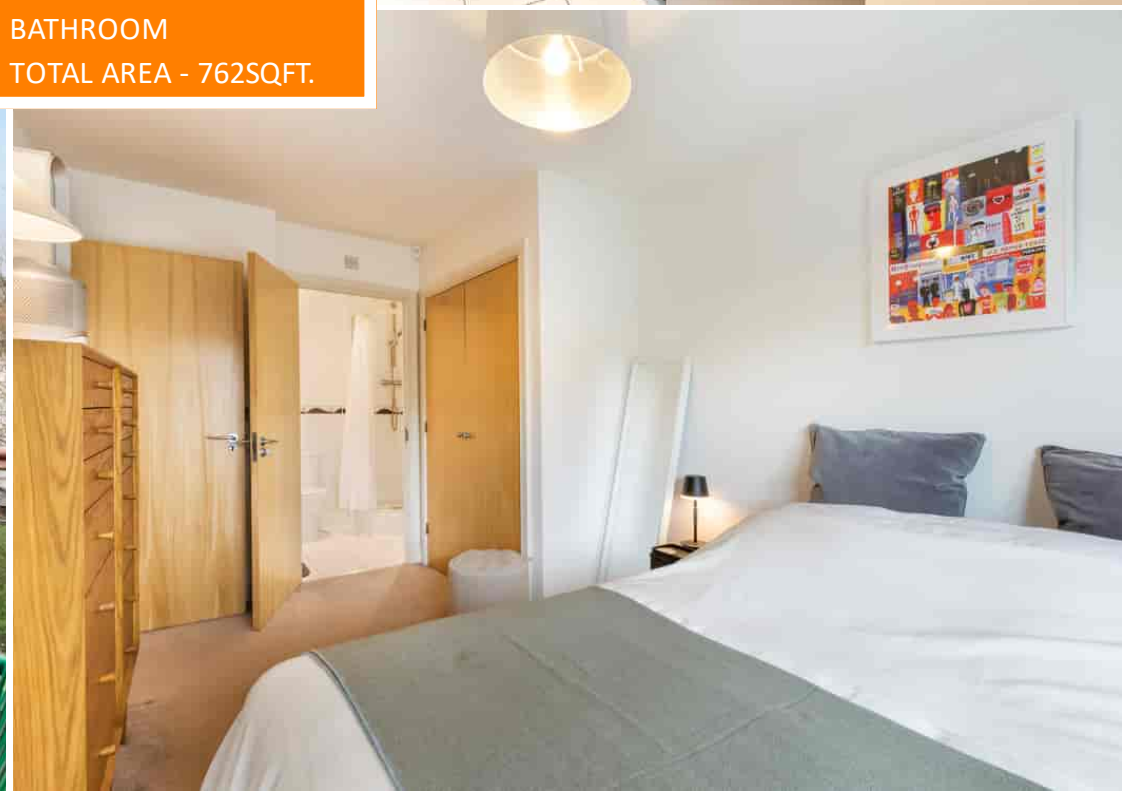
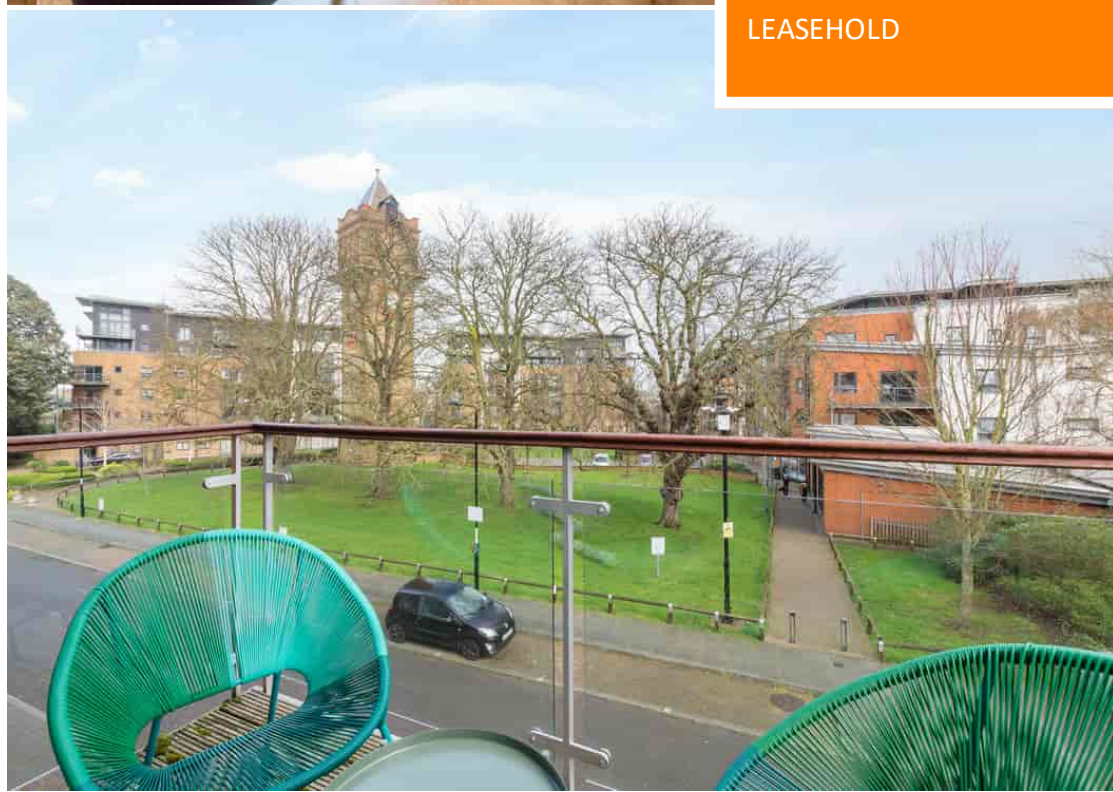
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

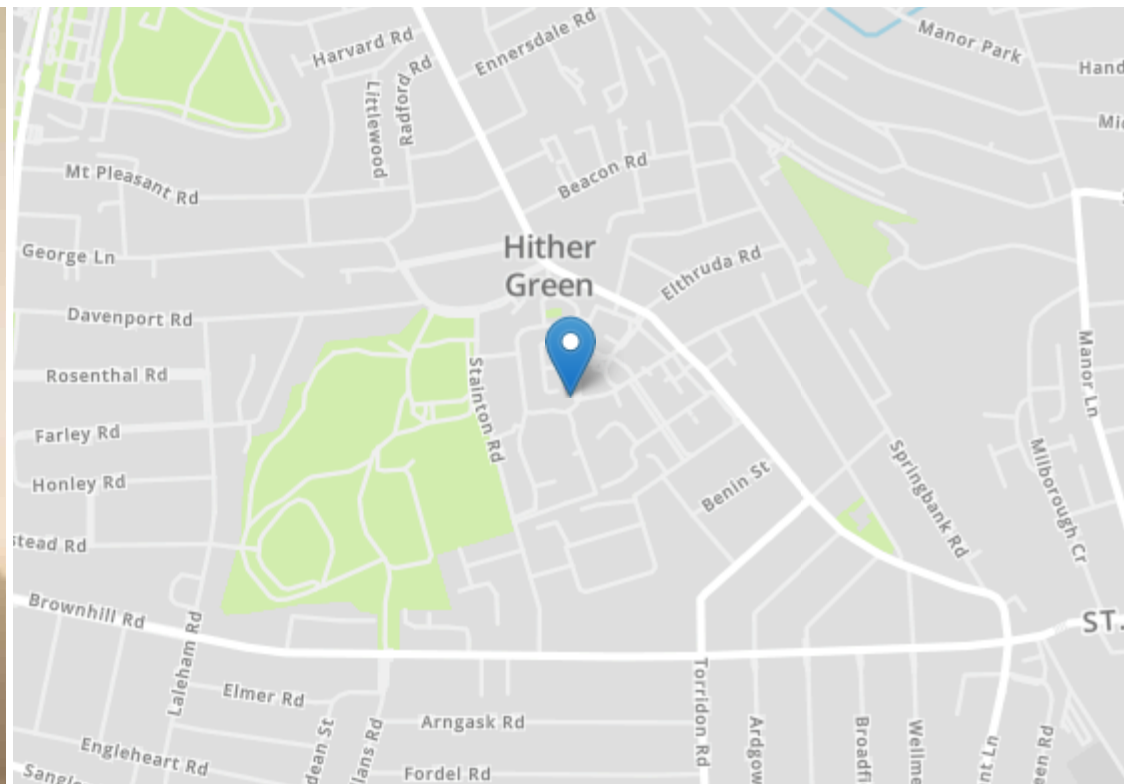
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SECOND FLOOR
DUAL ASPECT
LEASEHOLD

2 BEDROOM
MODERNISED KITCHEN &
BATHROOM
TOTAL AREA - 762SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	79	
(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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