

Stanfords  
— sales & lettings —



**£399,000**

2 bedroom flat

Mount Pleasant Road  
Hither Green



## Read all about it...

This fantastic two-bedroom flat is situated on Mount Pleasant Road in Hither Green. Ideally located less than a mile away from Hither Green and Ladywell Train Stations, providing a range of commuter services into Central London and in close proximity to a variety of local amenities including popular independent shops, cafes and restaurants and the beautiful open spaces of Lewisham and Mountsfield Parks.

Set on the ground floor of a period conversion building, this property consists of a large lounge with a feature fireplace and space for a dining table, a separate kitchen, two double bedrooms and a modern bathroom. Outside the property benefits from a private section of garden - perfect for enjoying those warm summer days.

Call now to view!

### GROUND FLOOR

#### Lounge/Diner

18' 1" x 13' 6" (5.51m x 4.11m)

Double glazed bay window, pendant ceiling light, fireplace, radiator, wood flooring.

#### Kitchen

11' 1" x 8' 11" (3.38m x 2.72m)

Window to side, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, combi boiler.

#### Bedroom

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

Double doors to garden, pendant ceiling light, radiator, wood flooring.

#### Bedroom

11' 1" x 8' 6" (3.38m x 2.59m)

Double doors to garden, pendant ceiling light, radiator, fitted carpet.

#### Bathroom

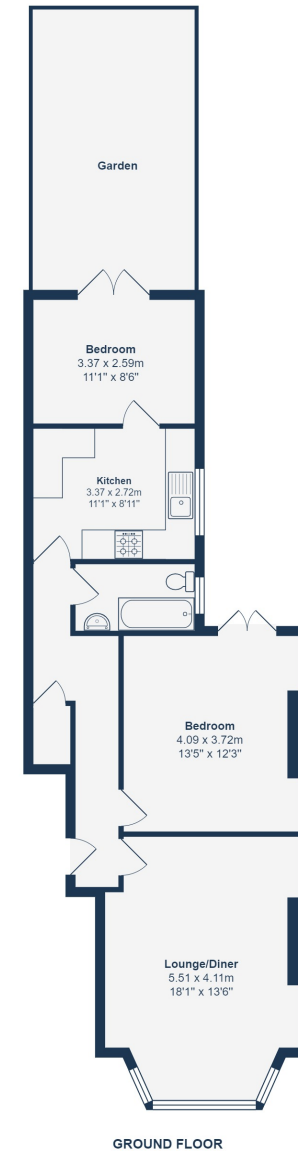
8' 2" x 4' 7" (2.49m x 1.40m)

Obscured window, bathtub with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

#### OUTSIDE

#### Garden

Private section of garden with mature shrub borders leading to raised patio.



Total Area: 67.6 m<sup>2</sup> ... 727 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

Like what you see?

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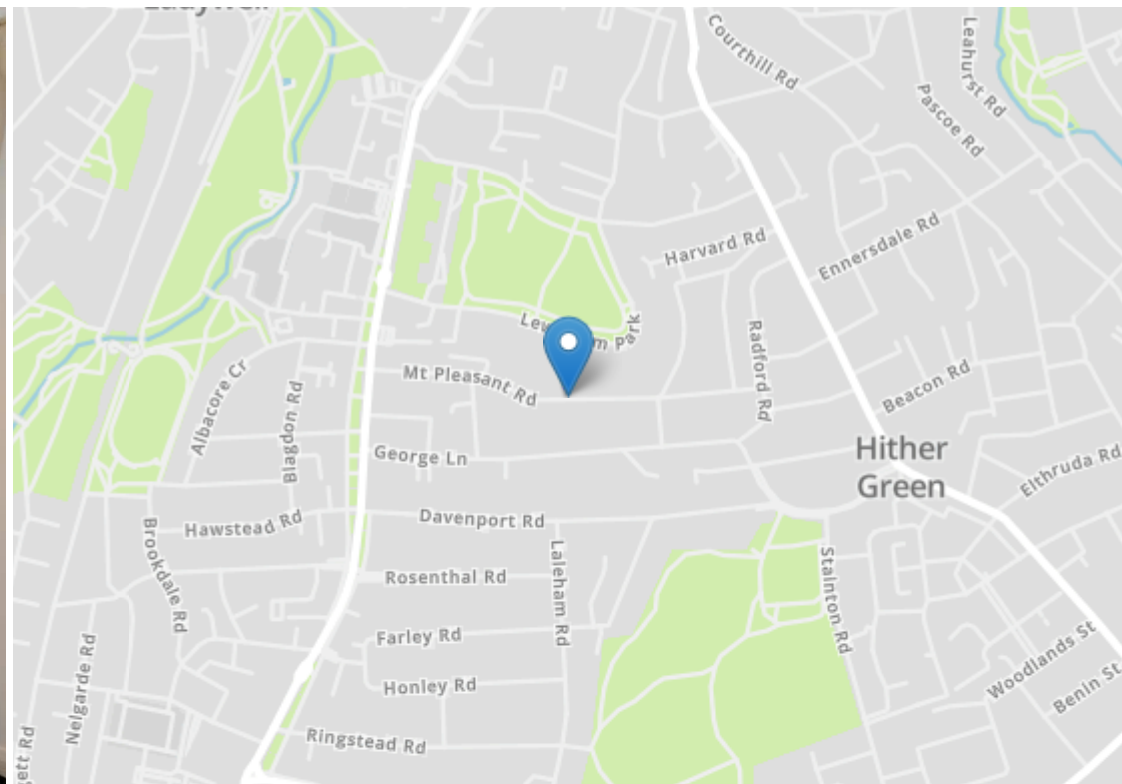


TWO BEDROOMS  
PRIVATE SECTION OF GARDEN  
TOTAL AREA - 727SQFT.

GROUND FLOOR  
0.6 MI TO HITHER GREEN  
STATION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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