

Stanfords

— sales & lettings —



£425,000

2 bedroom flat

Leahurst Road

Hither Green

Read all about it...

A beautifully presented two-bedroom flat set on the ground floor of a period conversion on Leahurst Road in Hither Green. In excellent throughout, this property spans over 610sqft of internal space and consists of a bright reception room, two double bedrooms, a kitchen with a patio door and a three-piece white suite bathroom. The flat also benefits from a lovingly maintained south-facing garden that has access from both the kitchen and rear bedroom.

Ideally situated just 0.2 miles from Hither Green Station, it provides a range of commuter services directly into Central London, including London Bridge in just 10 minutes. Locally the property also benefits from being in close proximity to a variety of amenities, including independent shops, cafes and restaurants, and just a short walk away from the popular Manor Park, with green open spaces, a lake, and tennis courts.

GROUND FLOOR

Hallway

Pendant light, storage cupboard, hardwood floorboards.

Reception Room

4.03m x 3.93m (13' 3" x 12' 11")

Pendant light, sash windows with wooden shutters, wall-to-ceiling cornice, alcove shelving, fireplace with tiled hearth, radiator, hardwood floorboards.

Bedroom

Pendant light, sash window, fireplace with tiled hearth, radiator, hardwood floorboards.

Bedroom

Pendant light, patio doors to the garden, radiator, hardwood floorboards.

Kitchen

2.42m x 2.38m (7' 11" x 7' 10")

Pendant lights, window and patio door to the garden, matching base units, laminate top surfaces, gas oven and hob, stainless steel sink with drainer, radiator, tiled flooring.

Bathroom

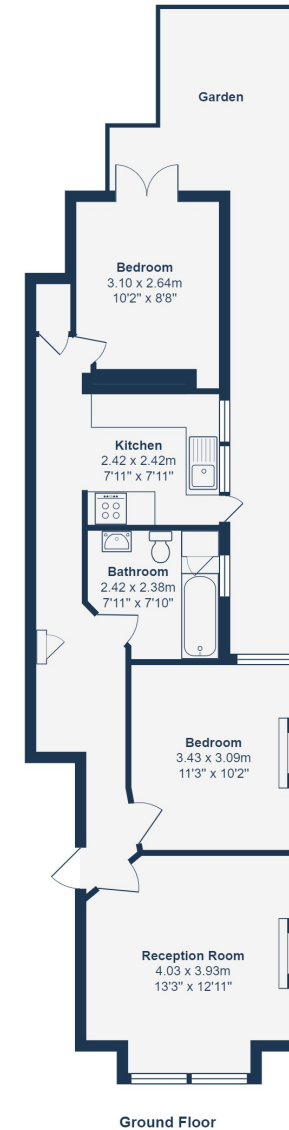
2.42m x 2.38m (7' 11" x 7' 10")

Pendant light, frosted sash window, storage cupboard, tiled walls, bathtub, sink, heated towel rail, WC, laminate flooring.

OUTSIDE

Garden

Tiered garden with gravelled pathway to decked dining area, well-maintained lawn and flowerbeds.



Total Area: 57.1 m² ... 614 ft² (excluding garden)

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

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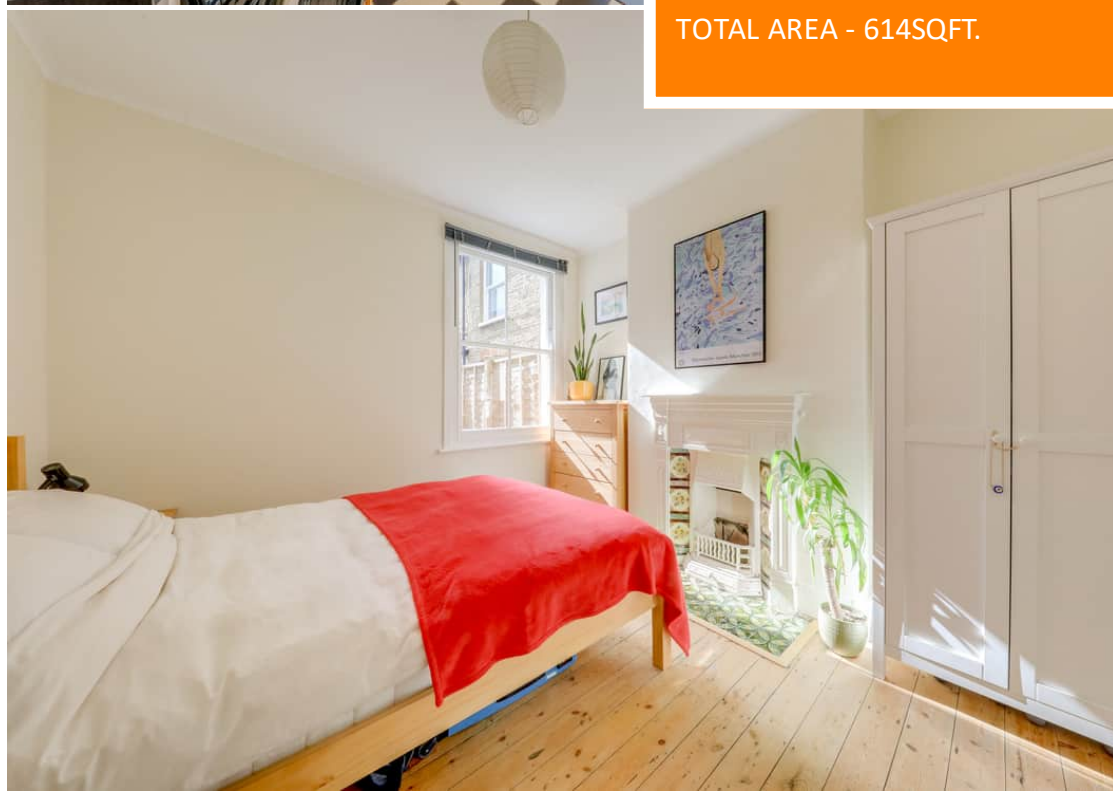
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

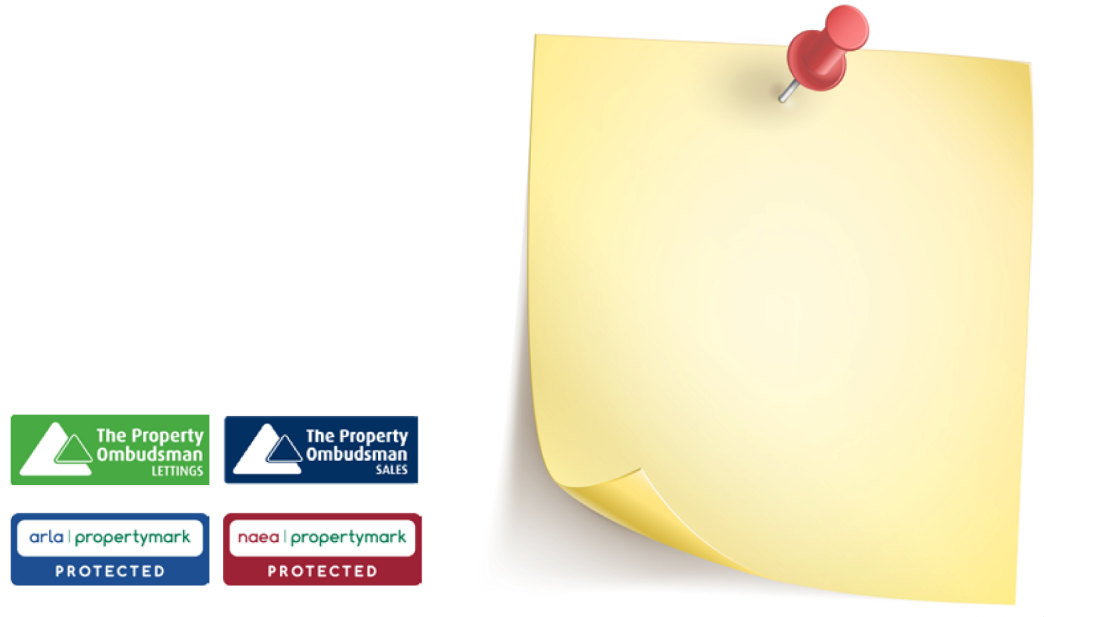
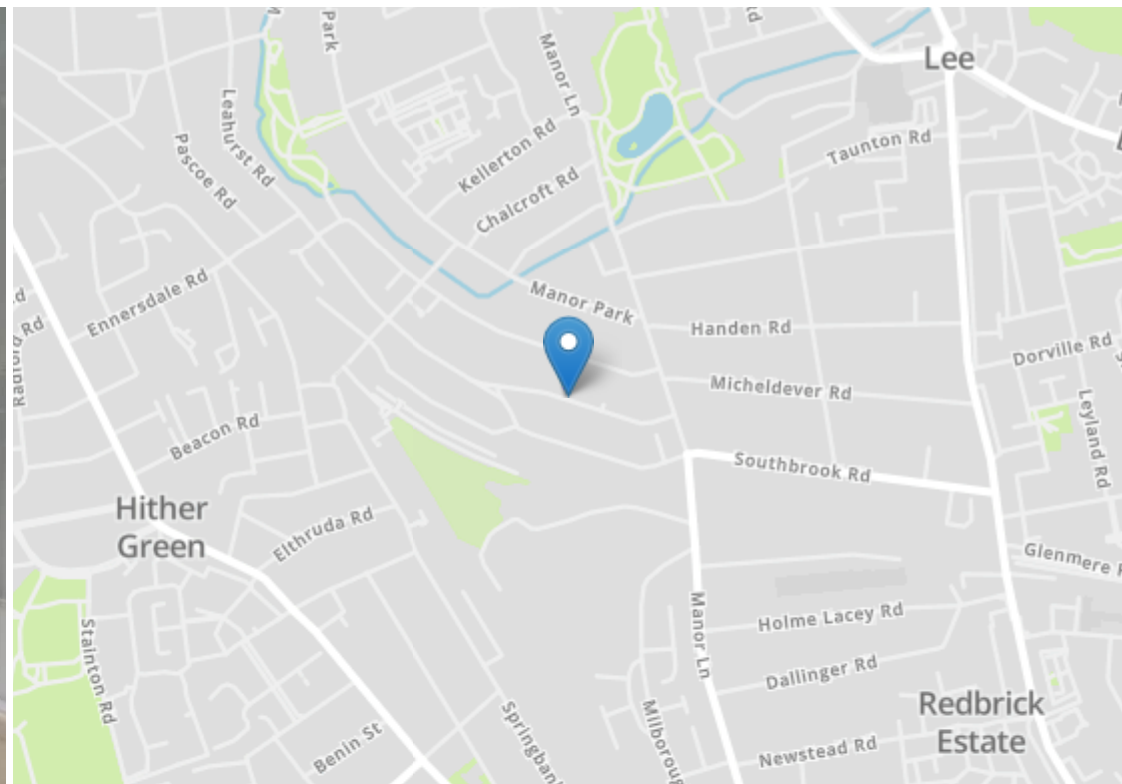
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GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
TOTAL AREA - 614SQFT.

PRIVATE SOUTH EAST FACING
GARDEN
0.2 MI TO HITHER GREEN
STATION





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