

# Stanfords

— sales & lettings —



**£399,950**

2 bedroom flat

Highfield Close

Hither Green

## Read all about it...

A stylish two-bedroom, two-bathroom apartment spanning an impressive 847 square feet (approx.), situated on the third 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, cafes and restaurants nearby. Mountsfield Park is also just a stone's throw away with green open spaces, tennis courts, a bowling green 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. The main bathroom and ensuite shower room have been refurbished this year, giving them a fresh and modern look. This property also benefits from two private balconies, allocated off-street parking and newly fitted electric heaters throughout.

**Tenure:** Leasehold (105 years remaining) | **Service Charge:** £300pm (inc water rates, building insurance, concierge service, ground maintenance, cleaning, reserve fund) | **Ground Rent:** £200pa | **Council Tax:** Lewisham Band D



**MODERN APARTMENT  
ALLOCATED OFF STREET  
PARKING  
0.4 MI TO HITHER GREEN  
STATION**

**TWO BED TWO BATH  
TWO BALCONIES  
TOTAL AREA - 847SQFT.**

**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



## THIRD FLOOR

### Lounge

28' 6" x 10' 6" (8.69m x 3.20m)

Double-glazed windows and sliding doors to balcony, ceiling spotlights, electric wall heaters, laminate wood flooring.

### Kitchen

10' 3" x 5' 11" (3.12m x 1.80m)

Ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated washing machine, oven, electric hob and extractor hood, laminate flooring.

### Bedroom

14' 10" x 9' 6" (4.52m x 2.90m)

Double-glazed sliding doors to balcony, pendant ceiling light, built-in wardrobe, electric wall heater, fitted carpet.

### Ensuite

6' 11" x 4' 0" (2.11m x 1.22m)

Ceiling spotlights, walk-in shower, pedestal washbasin, WC, heated towel rail, tiled flooring.

### Bedroom

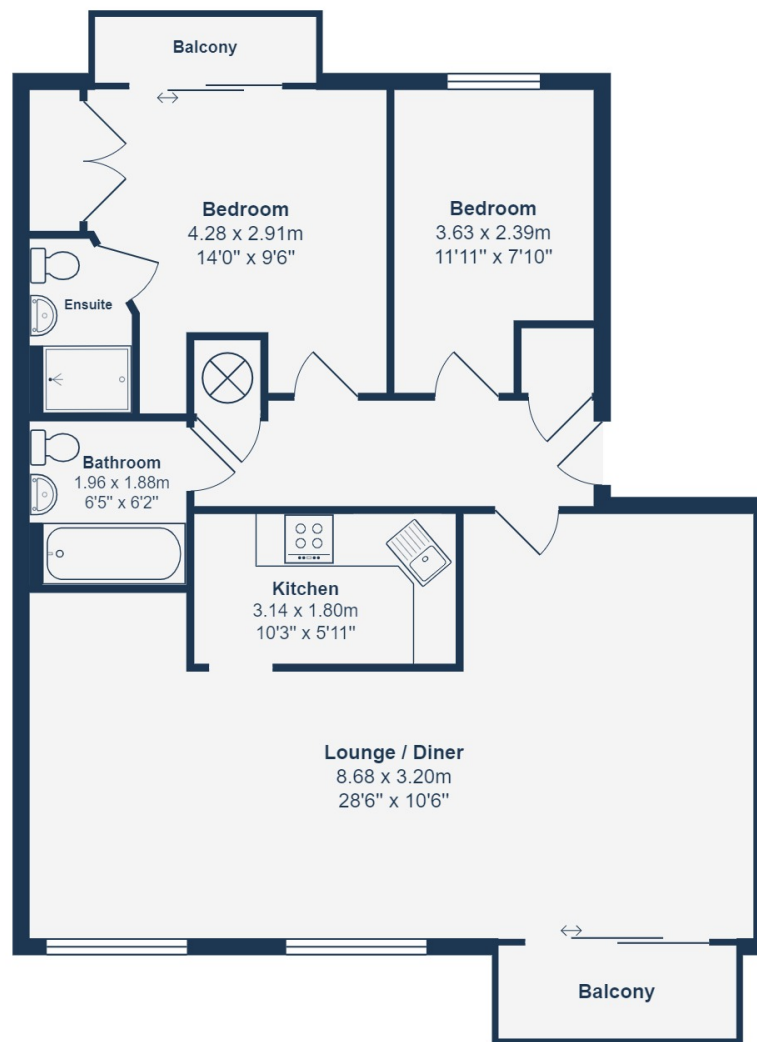
11' 11" x 7' 10" (3.63m x 2.39m)

Double-glazed window, pendant ceiling light, electric wall heater, fitted carpet.

### Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

Ceiling spotlights, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, tiled flooring.



**Third Floor**

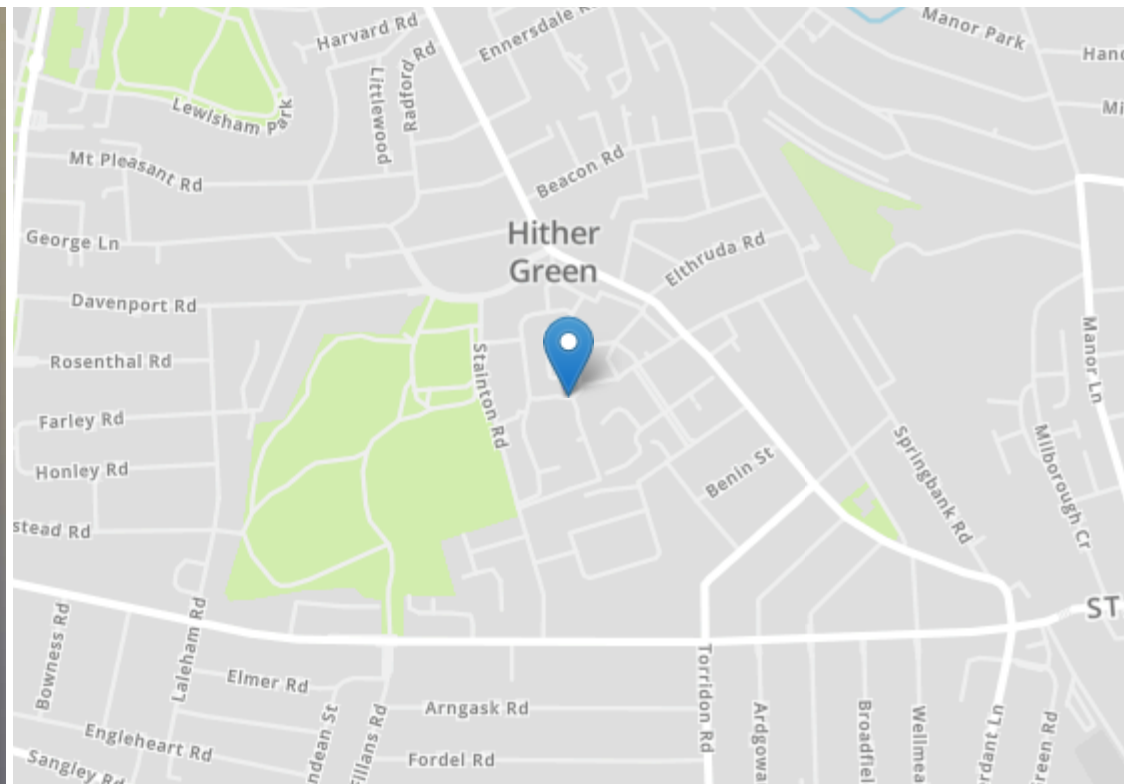
Total Area: 78.7 m<sup>2</sup> ... 847 ft<sup>2</sup> (excluding balcony)

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.







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