



Guide Price £325,000 Share of Freehold

1 bedroom flat

Aldworth Grove

Hither Green

Read all about it...

This light and modern one-bedroom ground-floor flat comes with the added benefits of off-street parking and a private garden. Conveniently located within a mile of Hither Green, Ladywell, and Catford stations, it offers fantastic commuter links into Central London. The property is also set within a vibrant local community, surrounded by a variety of shops, supermarkets, exciting dining options, and plenty of green spaces—all within walking distance.

Immaculately presented throughout, the flat features an open-plan lounge and kitchen with sleek fitted units and integrated appliances. The space is bathed in natural light, thanks to a well positioned Velux roof window and bi-folding doors that open directly to the garden, seamlessly extending the living area and creating the perfect spot for alfresco dining. The property also includes a generously sized double bedroom and a stylish modern shower room. Residents also benefit from secure outdoor communal storage, ideal for safely storing bikes and other outdoor equipment.

Tenure: Share of Freehold (119 years remaining on lease) | **Monthly Service Charge:** £10 | **Ground Rent:** £250pa | **Council Tax:** Lewisham band B

GROUND FLOOR

Open Plan Kitchen/Lounge

15' 2" x 12' 2" (4.62m x 3.71m)

Velux roof window, bi-folding doors to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, oven, electric hob and extractor hood, wall-mounted electric heater, laminate wood flooring.

Bedroom

11' 6" x 9' 6" (3.51m x 2.90m)

Double-glazed window, pendant ceiling light, wall-mounted electric heater, laminate wood flooring.

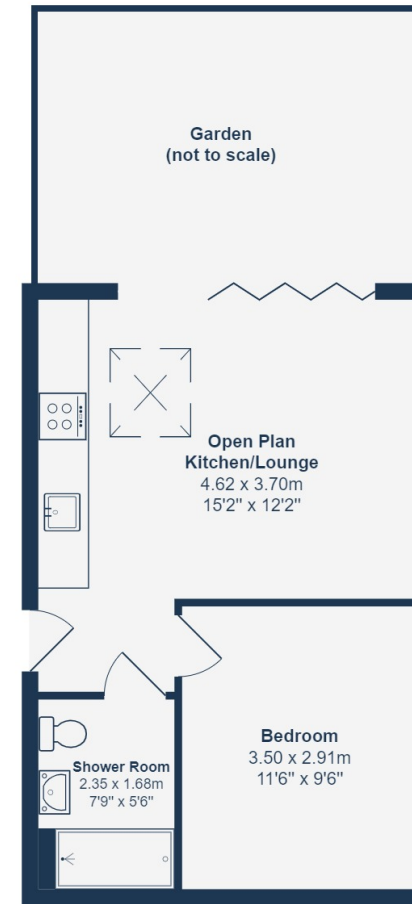
Shower Room

7' 9" x 5' 6" (2.36m x 1.68m)

Inset ceiling spotlights, walk-in shower, washbasin on vanity unit, storage cabinet, WC, heated towel rail, tile flooring.

OUTSIDE

Garden



Ground Floor

Total Area: 34.2 m² ... 368 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.

Like what you see?

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

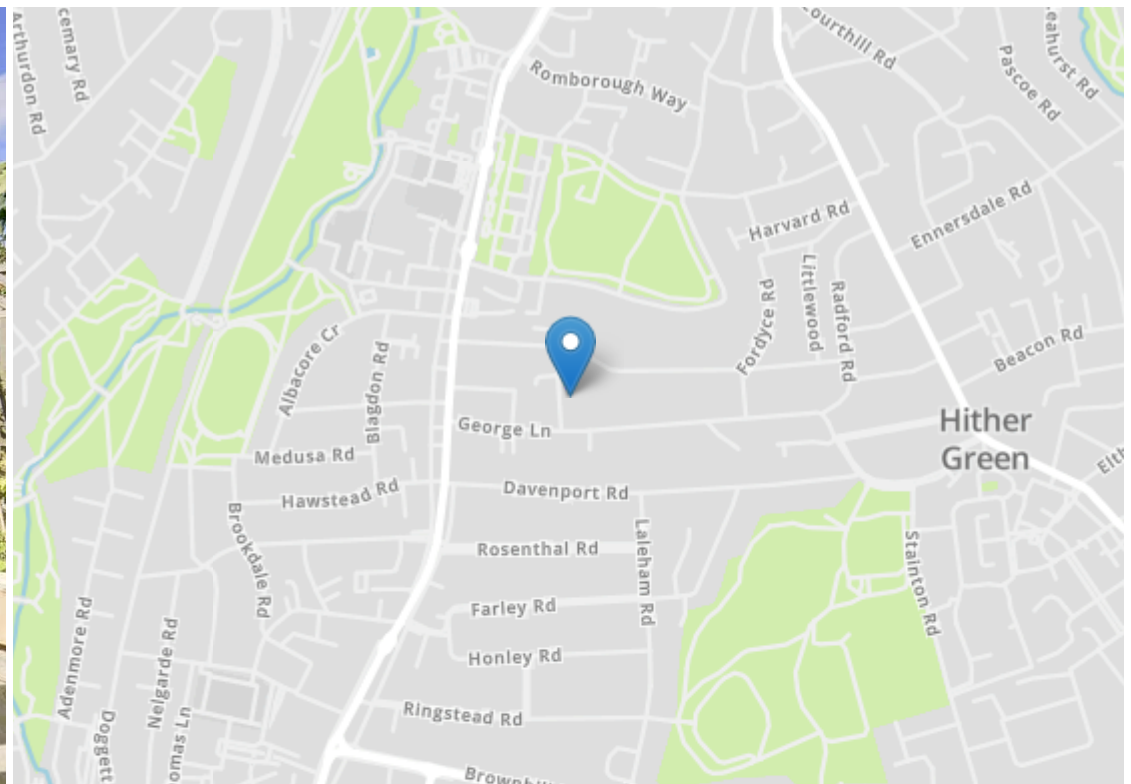
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GROUND FLOOR FLAT
LIGHT & MODERN INTERIOR
ALLOCATED OFF-STREET
PARKING

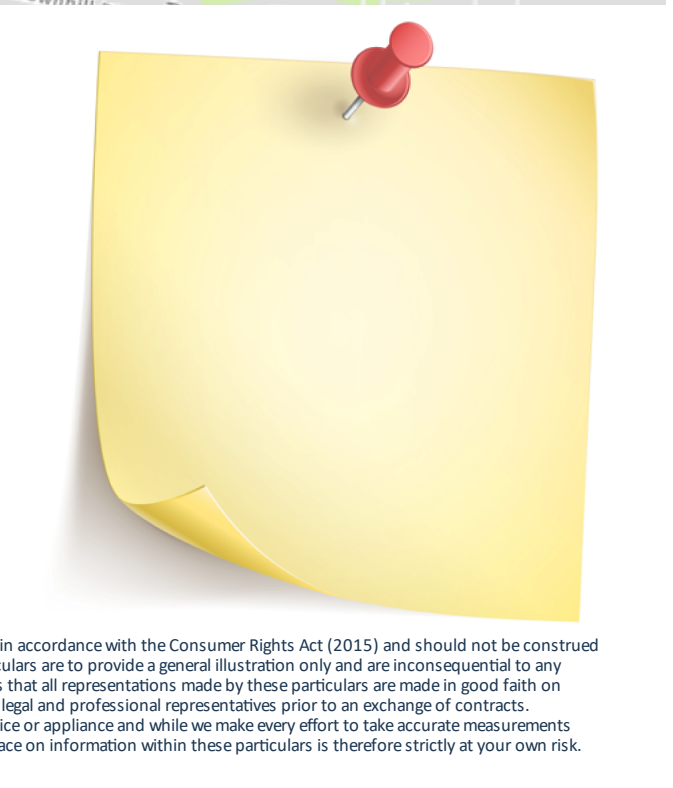
OPEN PLAN LIVING SPACE
PRIVATE GARDEN
GREAT TRANSPORT LINKS





Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | 50 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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