

# Stanfords

— sales & lettings —



**£1,550 pcm**  
2 bedroom flat

Old Road  
Hither Green

# Read all about it...

Newly refurbished, this two bedroom first floor flat is light, bright and well presented throughout. Ideally situated within a mile of Hither Green, Blackheath and Lewisham Mainline and DLR Stations, providing a range of commuter services into Central London, and in close proximity to a variety of amenities, including popular local independent shops, cafes and restaurants. The beautiful open spaces of Manor House Gardens are also just a stone's throw away, with Manor House Library, tennis courts, a playground, cafe and lake.

Internally the property consists of a lounge, two bedrooms, a modern kitchen and bathroom suite - with separate WC. This flat also benefits from ample storage space, with a large hallway cupboard and access to the loft for storage. Outside the rear garden is accessed via the kitchen.

Offered unfurnished and available now.

**Lewisham Council Tax Band C**

## FIRST FLOOR

### Lounge

11' 6" x 10' 11" (3.51m x 3.33m)

Double glazed bay windows, pendant ceiling light, ceiling spotlights, radiator, fitted carpet.

### Kitchen

11' 6" x 6' 6" (3.51m x 1.98m)

Double glazed window, ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven, electric hob and extractor hood, washing machine, fridge/freezer, combi boiler, laminate flooring.

### Bedroom

12' 5" x 11' 5" (3.78m x 3.48m)

Double glazed window, pendant ceiling light, ceiling spotlights, radiator, laminate wood flooring.

### Bedroom

8' 5" x 7' 11" (2.57m x 2.41m)

Double glazed window, ceiling spotlights, radiator, laminate wood flooring.

### Bathroom

6' 0" x 5' 11" (1.83m x 1.80m)

Obscured double glazed window, ceiling light, bathtub with handheld and overhead showers, washbasin on vanity unit, storage cabinet, heated towel rail, laminate flooring.

### WC

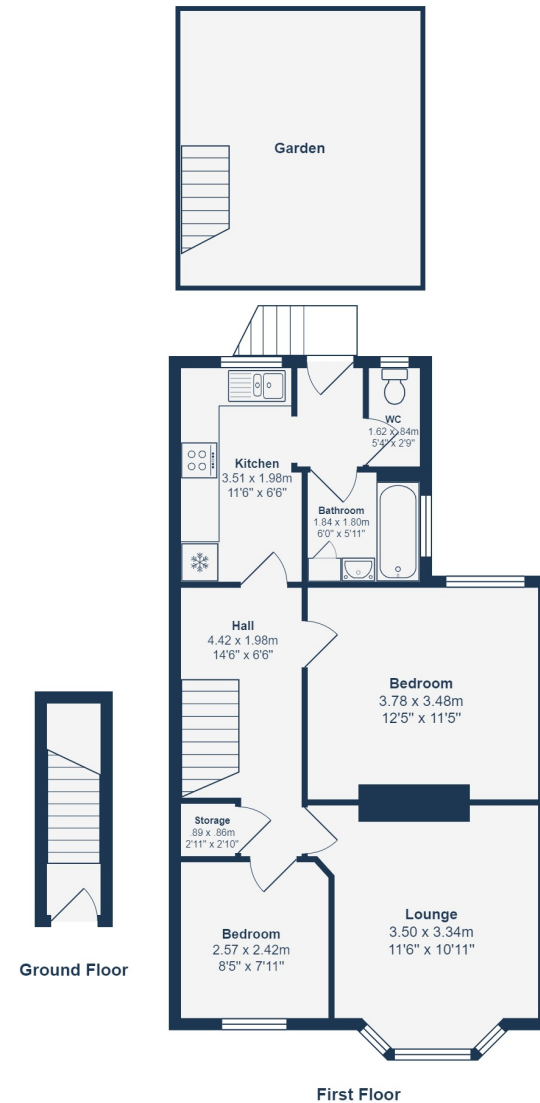
5' 4" x 2' 9" (1.63m x 0.84m)

Obscured double glazed window, ceiling light, WC, laminate flooring.

## OUTSIDE

### Garden

Paved patio and storage shed.



Like what you see?

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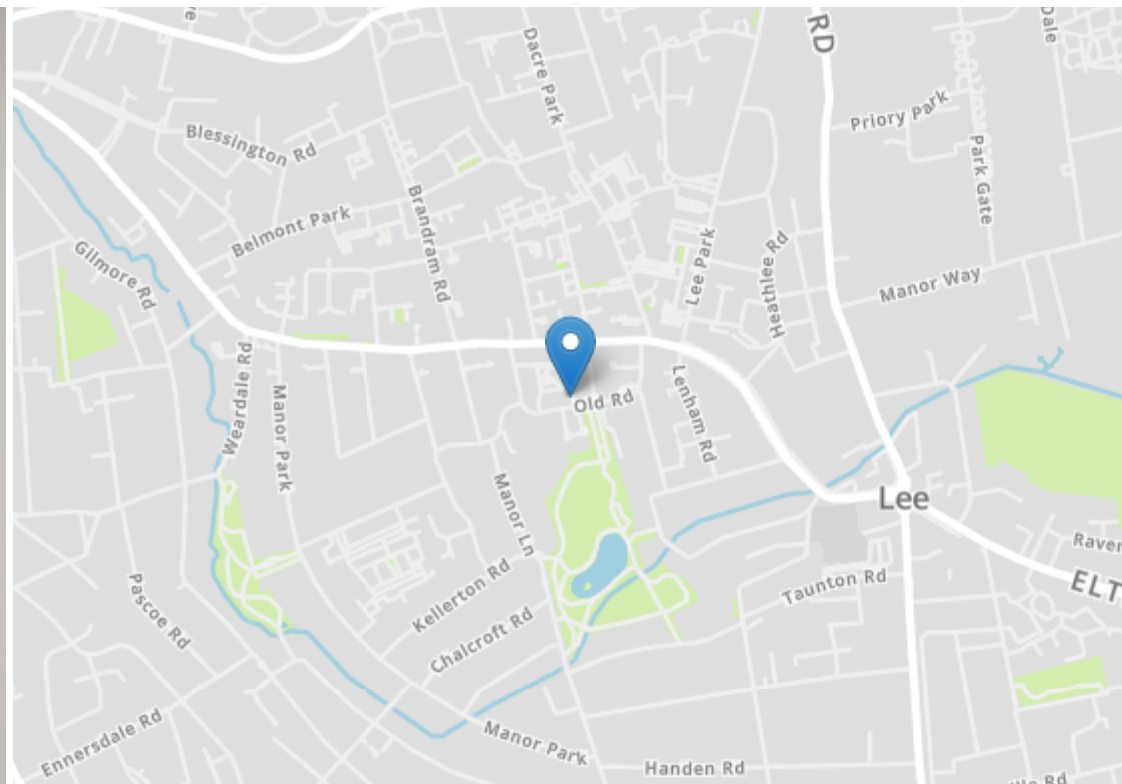
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NEWLEY REFURBISHED  
UNFURNISHED  
CLOSE TO MANOR HOUSE  
GARDENS

PRIVATE GARDEN  
FIRST FLOOR FLAT  
GOOD TRANSPORT LINKS





### 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>		
(55-68) <b>D</b>	57	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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