

# Stanfords

— sales & lettings —



**£325,000**

1 bedroom flat

Mount Pleasant Road

Hither Green



# Read all about it...

A spacious and well-presented 1 bedroom flat ideally situated within a mile of Hither Green, Ladywell and Catford stations, providing a range of commuter services directly into Central London and close to various local amenities, including popular shops, cafes, and restaurants.

Spanning the lower ground floor of a period conversion, this flat features a generously proportioned entrance hall, complete with built-in storage and an ample workspace for those who prefer remote work. You'll also find a spacious living room and separate modern kitchen, a good-sized bedroom with fitted wardrobes and a bathroom to the rear of the property. Stepping outside, the private garden offers an inviting space for al fresco dining and basking in the sun and benefits from off-street access.

## LOWER GROUND FLOOR

### Hall

28' 10" x 3' 7" (8.79m x 1.09m)

Pendant ceiling lights, built-in storage cupboards, radiator, wood flooring.

### Lounge

13' 4" x 12' 5" (4.06m x 3.78m)

Double-glazed windows, plantation shutters, pendant ceiling light, radiator, wood flooring.

### Kitchen

10' 9" x 8' 7" (3.28m x 2.62m)

Double-glazed windows and door to garden, plantation shutters, semi-flush ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine, combi boiler, tiled flooring.

### Bedroom

12' 11" x 11' 3" (3.94m x 3.43m)

Double-glazed window, plantation shutters, pendant ceiling light, built-in wardrobes, radiator, wood flooring.

### Bathroom

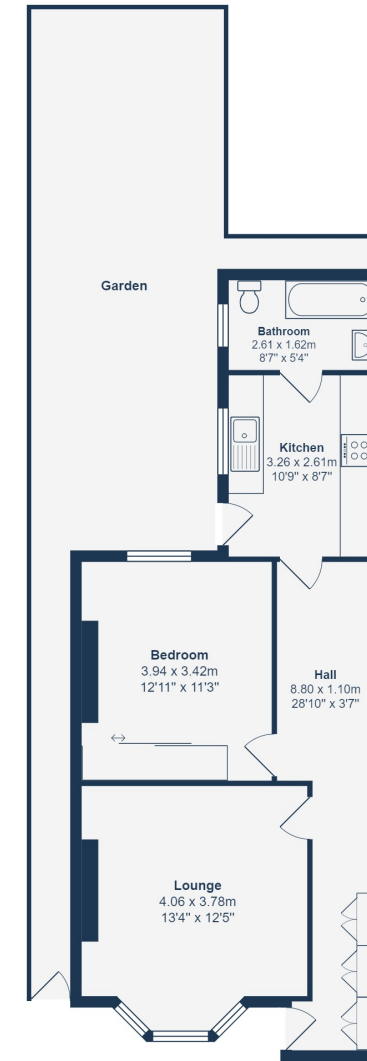
8' 7" x 5' 4" (2.62m x 1.63m)

Double-glazed window, ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, W/C, heated towel rail, tiled flooring.

## OUTSIDE

### Garden

Private garden with paved and gravel patios, plant beds, and off-street access.



Lower Ground Floor

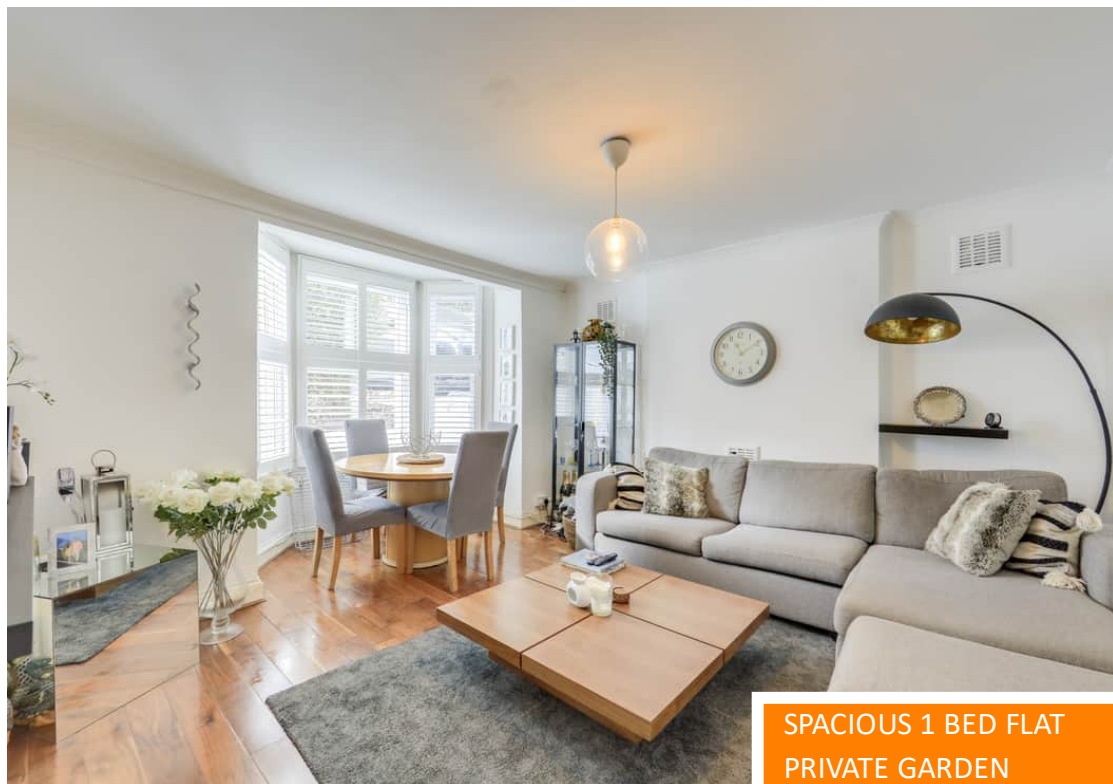
Total Area: 56.9 m<sup>2</sup> ... 612 ft<sup>2</sup> (excluding garden)

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?

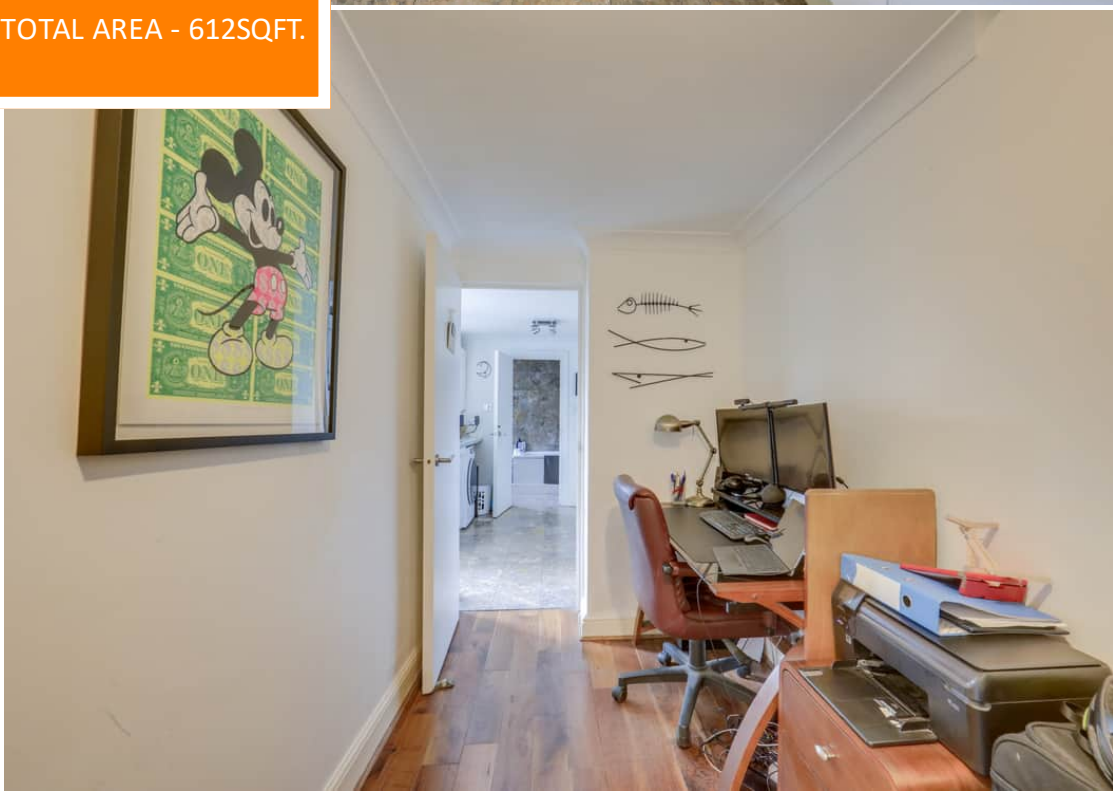
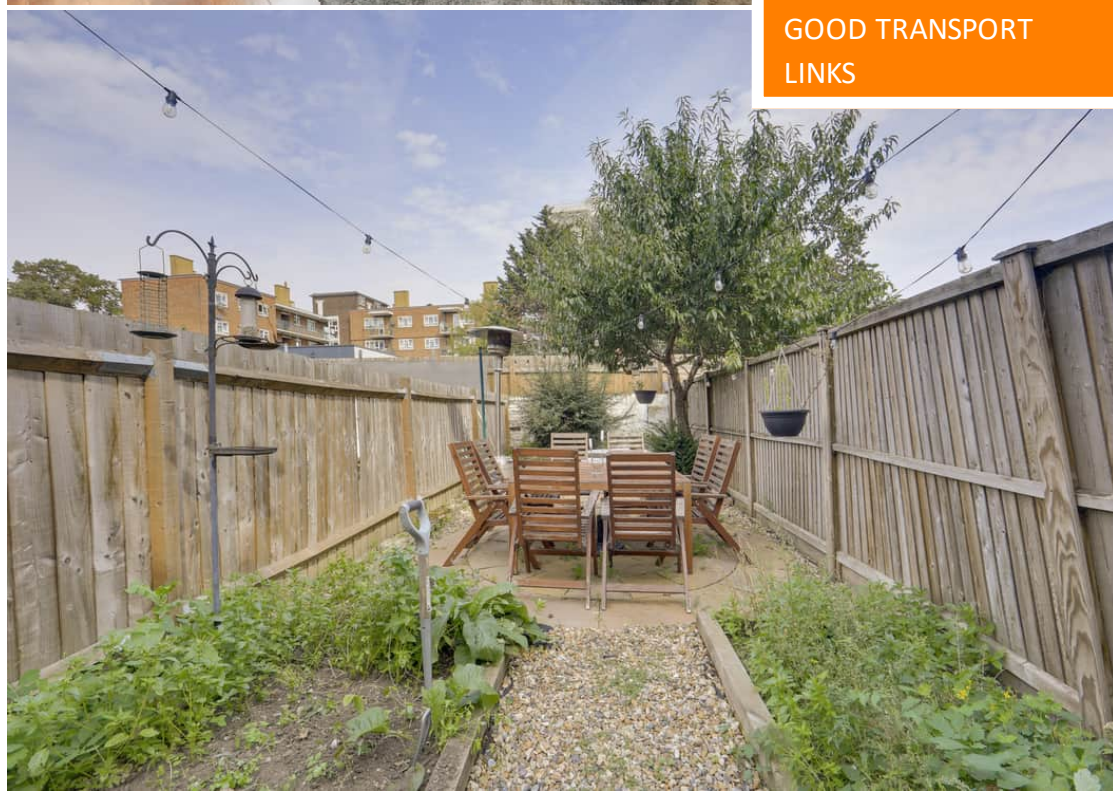
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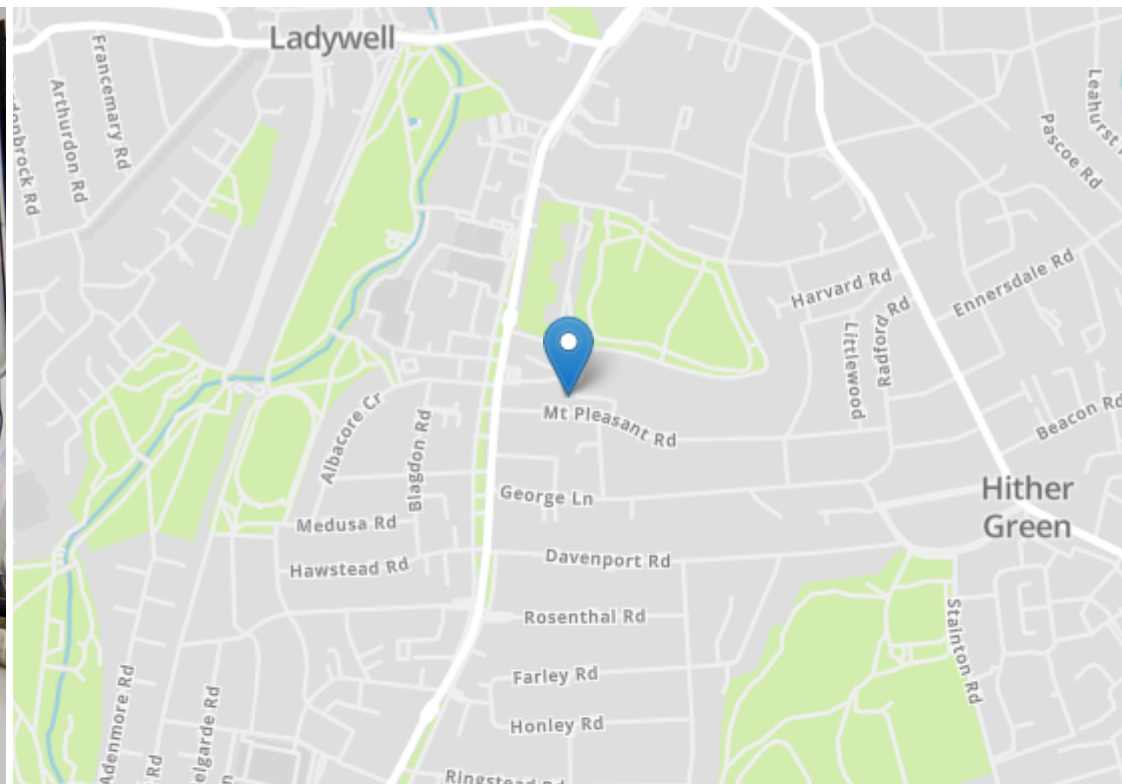


SPACIOUS 1 BED FLAT  
PRIVATE GARDEN  
GOOD TRANSPORT  
LINKS

LARGE LOUNGE  
OFF-STREET PARKING  
TOTAL AREA - 612SQFT.







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