

# Stanfords

— sales & lettings —



**£375,000**

2 bedroom flat

Mount Pleasant Road

Hither Green

# Read all about it...

Offered to the market with no onward chain - this well-presented two-bedroom flat boasts a stylish mix of modern fittings and period features, as well as a generously sized private garden.

Set on the hall floor of a period conversion, internally this property consists of an open plan kitchen and living room, with high ceilings and modern integrated appliances, a stylish bathroom and two bedrooms overlooking the rear garden.

Perfect for enjoying warm summer days, the garden is spacious and has been well maintained, benefiting from both side access and direct access through the flat.

Situated on Mount Pleasant Road, this property is ideally located within a mile of Hither Green, Ladywell and Catford stations, providing a range of commuter services directly into Central London and close to a variety of local amenities, including popular independent shops, cafes, and restaurants.

**Tenure:** Leasehold (150+ years remaining) | **Service Charge & Ground Rent:** £1,600 per year inc building insurance | **Council Tax:** Lewisham band B

## GROUND FLOOR

### Lounge/Kitchen

17' 3" x 13' 1" (5.26m x 3.99m)

Double glazed windows, pendant ceiling light, spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated fridge/freezer, oven/grill, microwave, electric hob, extractor hood, washing machine, radiators, wood flooring.

### Bedroom

11' 2" x 8' 4" (3.40m x 2.54m)

Double glazed sash windows, pendant ceiling light, built-in wardrobe, radiator, laminate flooring.

### Bathroom

6' 10" x 5' 4" (2.08m x 1.63m)

Double glazed window, ceiling spotlights, bathtub with overhead and handheld showers, washbasin, WC, heated towel rail, underfloor heating, tiled flooring.

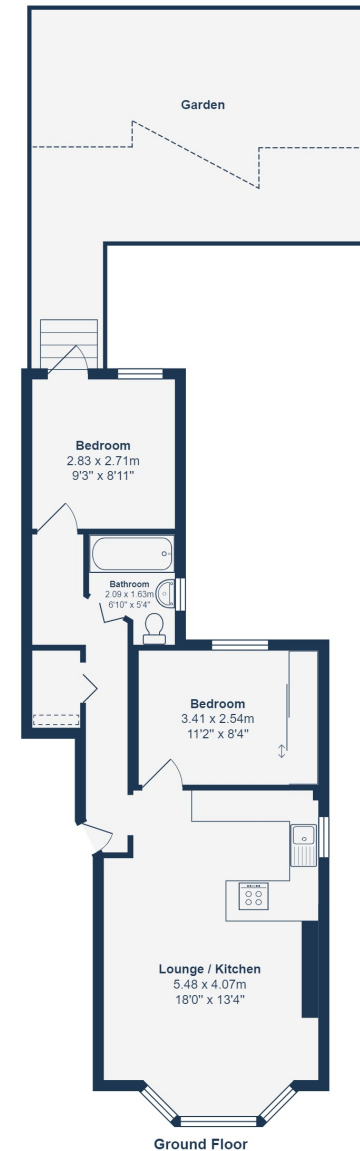
### Bedroom

9' 3" x 8' 11" (2.82m x 2.72m)

Double-glazed sash window, door to garden, ceiling spotlights, radiator, laminate flooring.

## OUTSIDE

### Garden



**Ground Floor**  
Total Area: 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

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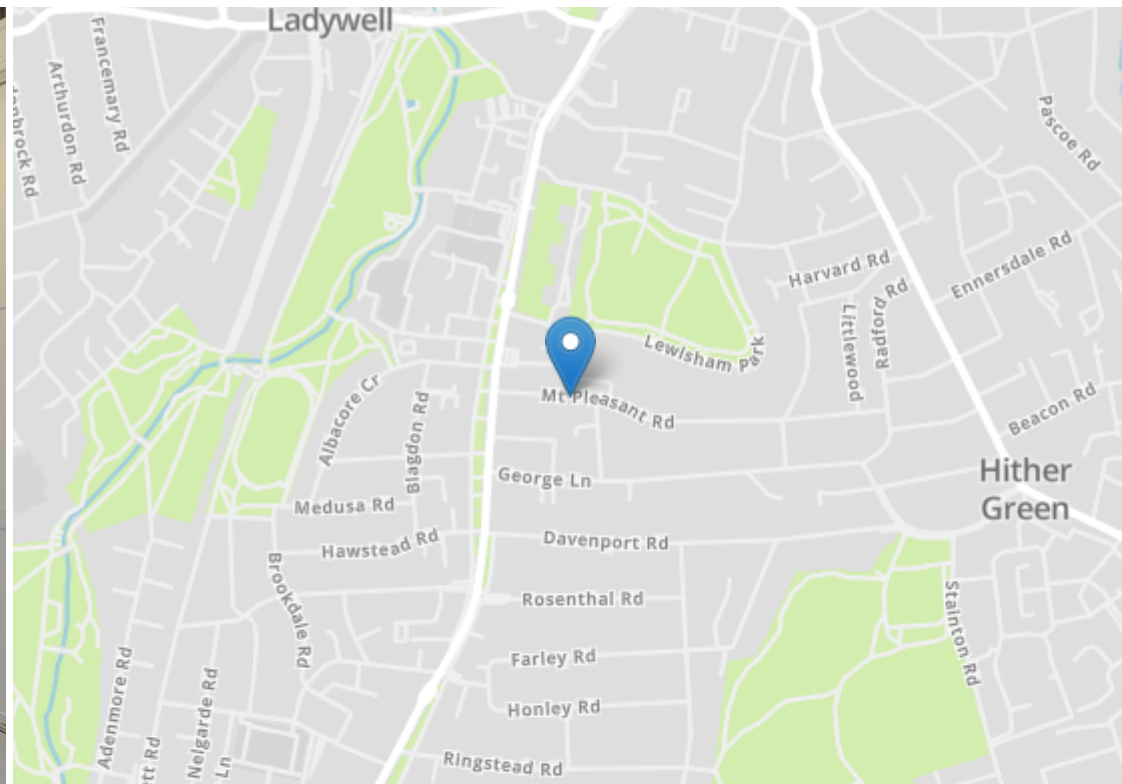


TOTAL AREA - 533SQFT.  
OPEN PLAN KITCHEN/LIVING  
ROOM  
MODERN FLAT

PRIVATE GARDEN  
GOOD TRANSPORT LINKS  
HALL FLOOR







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(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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