

Stanfords

— sales & lettings —



£325,000

1 bedroom flat

Leahurst Road

Hither Green

Read all about it...

Situated on the ground floor of a Victorian conversion, this flat is a charming find just a few steps away from Hither Green train station and local shops. It boasts a well-presented interior with a generous-sized lounge, fitted kitchen, bathroom, spacious bedroom, and your own section of the garden.

The location is unbeatable, with a quick 10-minute commute to London Bridge from Hither Green station. Outstanding schools are close by, as are Manor House Gardens for outdoor activities. And if you love the urban lifestyle, Blackheath Village is just a mile away, offering a variety of dining, drinking, and shopping options. This Victorian flat blends classic charm with modern convenience in a superb location.

Leasehold: 173 Years (Recently Extended)

Ground Rent: Peppercorn

GROUND FLOOR

Lounge

4.06m x 4.04m (13' 4" x 13' 3")

Frosted Double Glazed Windows, Laminate Flooring, Wood Finished Mantlepiece, Pendant Light Fitting, Radiator.

Kitchen

4.08m x 3.49m (13' 5" x 11' 5")

Matching wall and base units, Newly Fitted (2021) Combi-Boiler, Double Glazed window with wooden blinds, gas hob with extractor hood and oven, Washing machine, Fixed spot lighting, Single drain sink with Drainage Area and Mixer tap, Laminate Flooring, Airing Cupboard storage space, Access to garden.

Bedroom

3.53m x 3.43m (11' 7" x 11' 3")

Double Glazed Windows, Fabric Curtains, Radiator, Pendant Light Fitting, Laminate Flooring

Bathroom

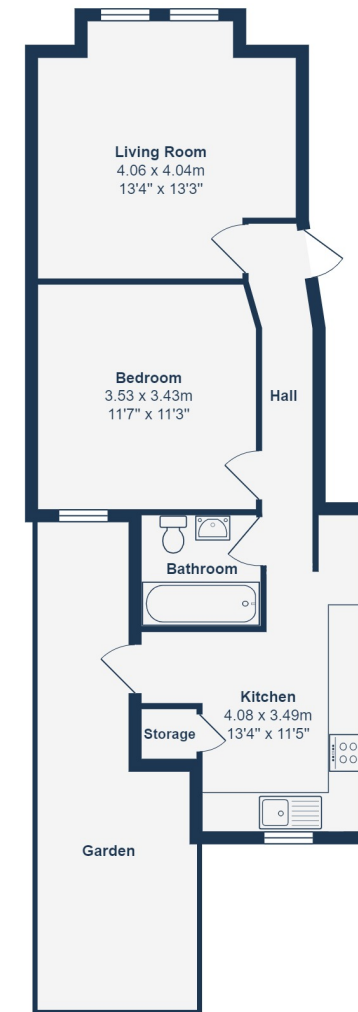
1.87m x 1.74m (6' 2" x 5' 9")

Shower/Bath Hybrid, Tiled Walls and Flooring, Frosted double-glazed windows, integrated hand basin.

OUTSIDE

Garden

Private Section, Tiled Area, Wooden Panelled Fence.



Ground Floor

Total Area: 47.6 m² ... 512 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?

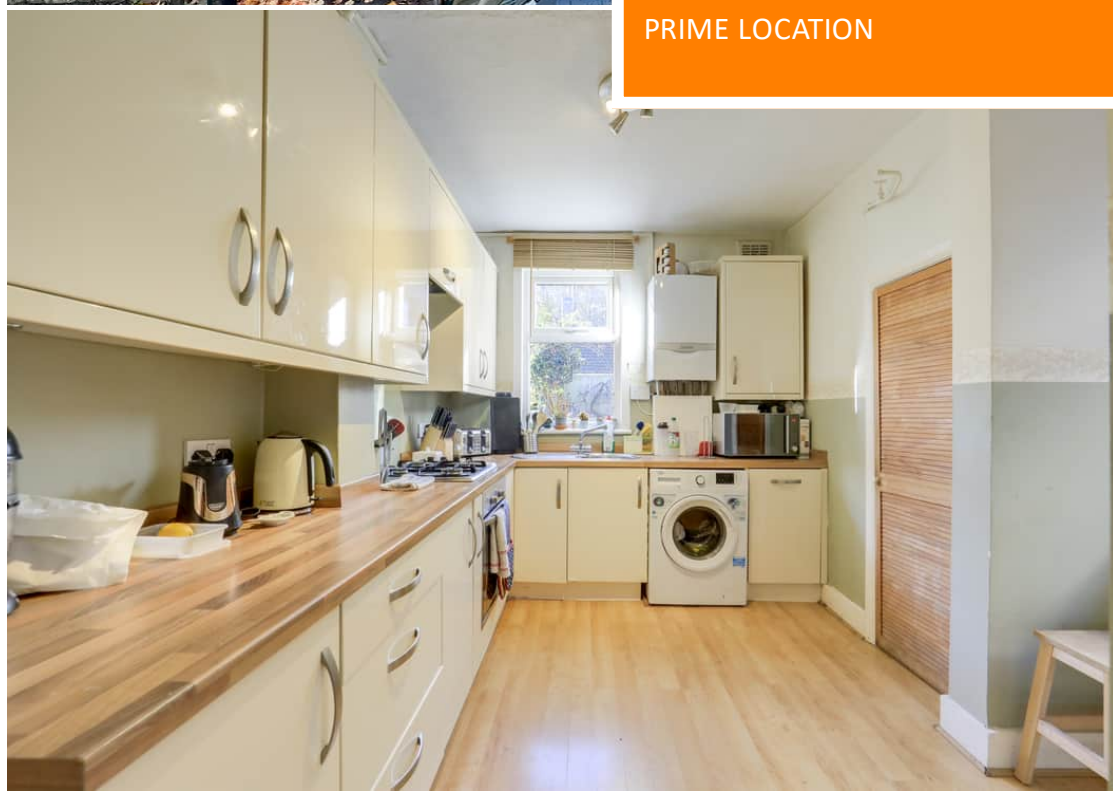
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

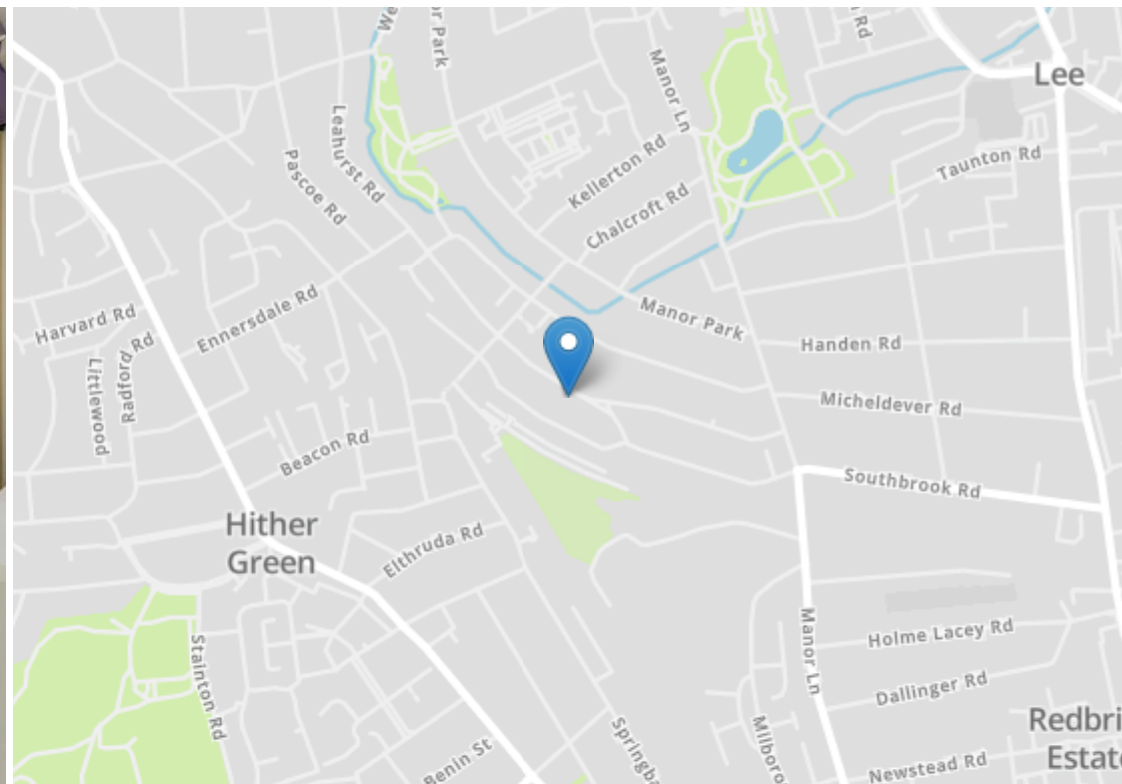
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VICTORIAN CONVERSION FLAT
GROUND FLOOR FLAT
PRIME LOCATION

0.1 MI TO HITHER GREEN RAIL
STATION
CHAIN FREE
GARDEN





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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