



**Guide Price £485,000 Share of Freehold**

**2 bedroom flat**

**Leahurst Road**

**London**

**SE13**



# Read all about it...

A beautifully presented two-bedroom flat set on the ground floor of a period conversion on Leahurst Road in Hither Green. In excellent condition throughout, this property spans over 640sqft of internal space and consists of a bright reception room, two double bedrooms, a kitchen with a patio door and a three-piece white suite bathroom. The flat also benefits from a lovingly maintained garden that has access from the kitchen.

Ideally situated just 0.2 miles from Hither Green Station, it provides a range of commuter services directly into Central London, including London Bridge in just 10 minutes. Locally the property also benefits from being in close proximity to a variety of amenities, including independent shops, cafes and restaurants, and just a short walk away from the popular Manor Park, with green open spaces, a lake, and tennis courts.

## GROUND FLOOR

### Reception Room

4.07m x 4.00m (13' 4" x 13' 1")

Pendant light, sash windows with wood shutters, Fireplace, hardwood floorboards

### Bedroom

3.49m x 3.16m (11' 5" x 10' 4")

Pendant light, sash windows, radiator, carpet

### Bathroom

2.29m x 2.18m (7' 6" x 7' 2")

Spotlights, frosted sash window, tiled walls, bathtub with overhead shower, sink, heated towel rail, wood flooring.

### Bedroom

3.35m x 2.29m (11' 0" x 7' 6")

Pendant light, sash window, fireplace, wood flooring

### Kitchen

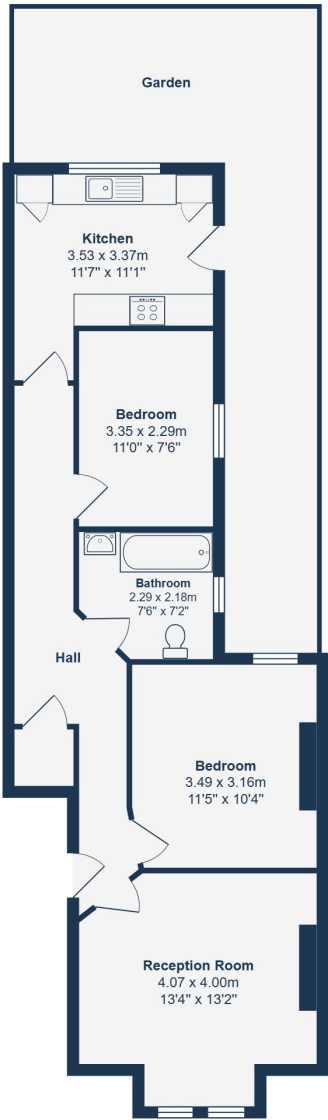
3.53m x 3.37m (11' 7" x 11' 1")

Pendant light, double glazed window, door to garden, matching wall and base units, integrated fridge freezer, gas hob with extractor, electric oven, sink, laminate flooring

## OUTSIDE

### Garden

Wooden decking, wood fencing, storage.



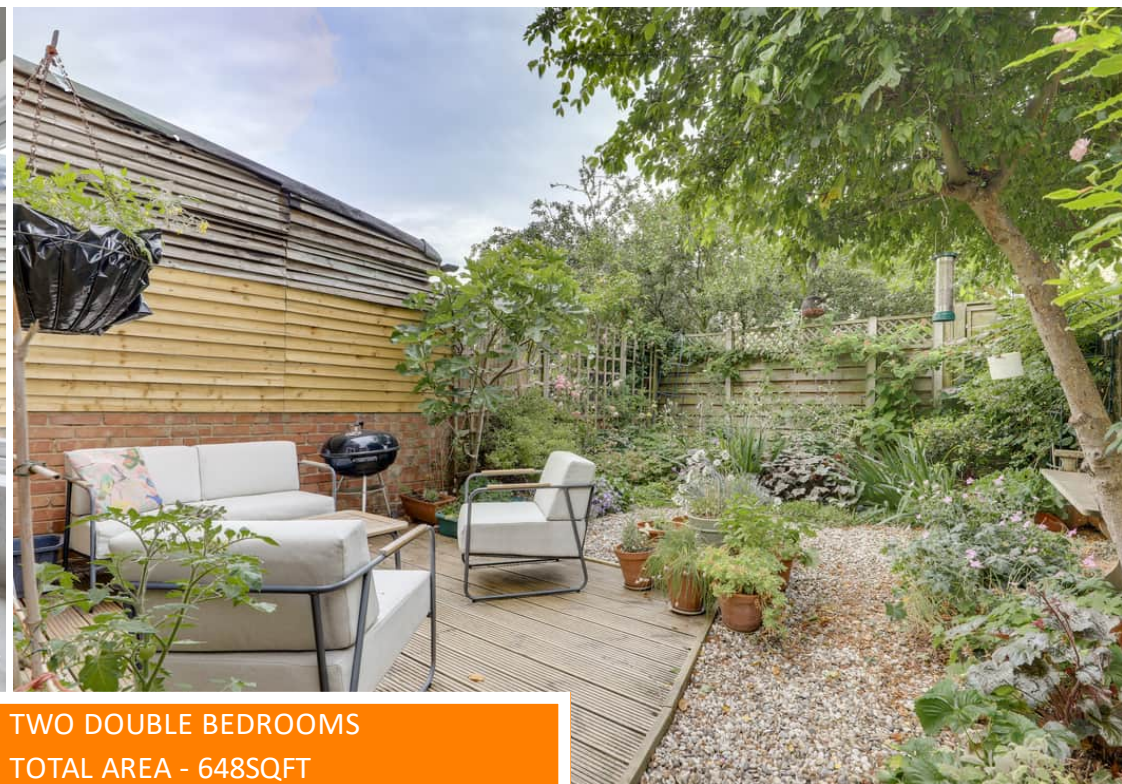
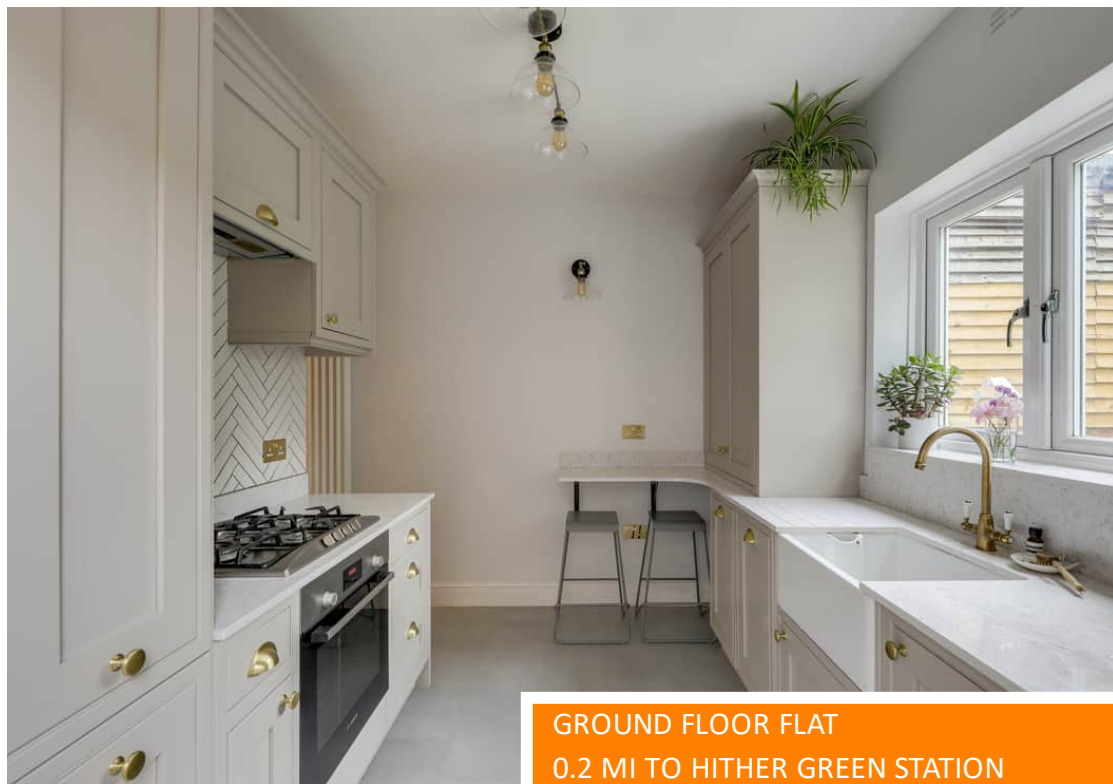
Total Area: 60.2 m² ... 648 ft² (excluding garden)

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?

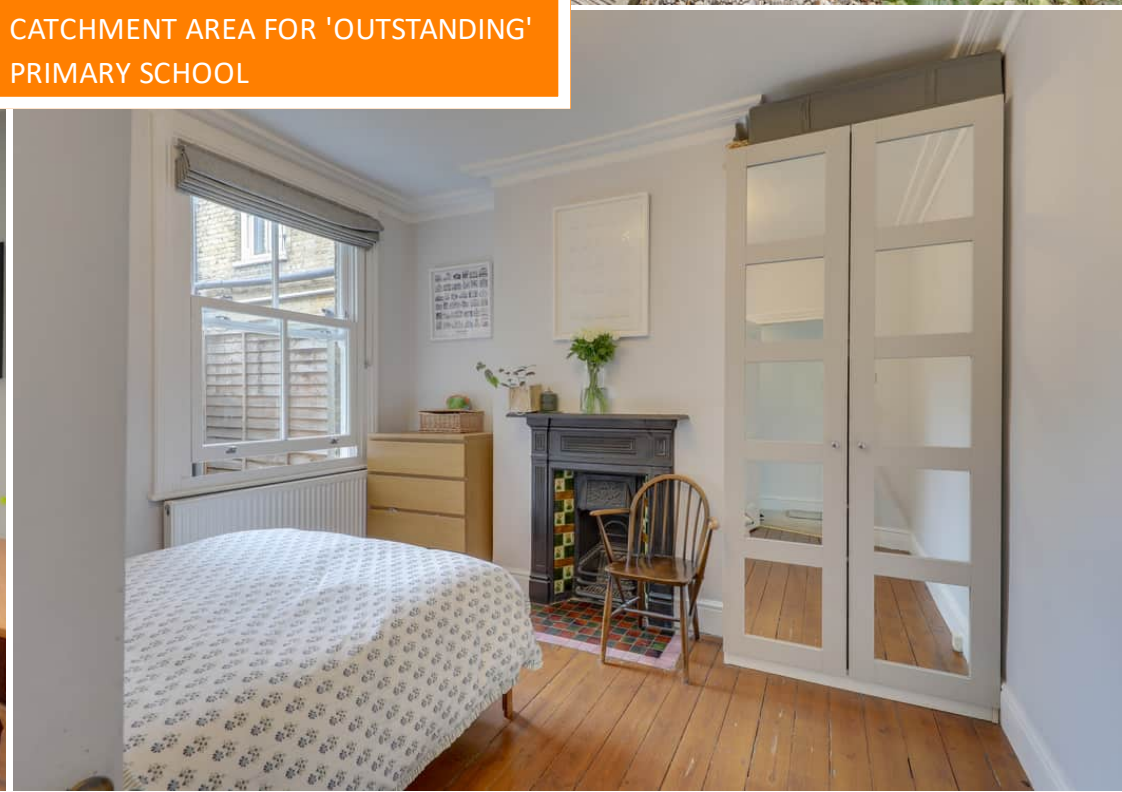
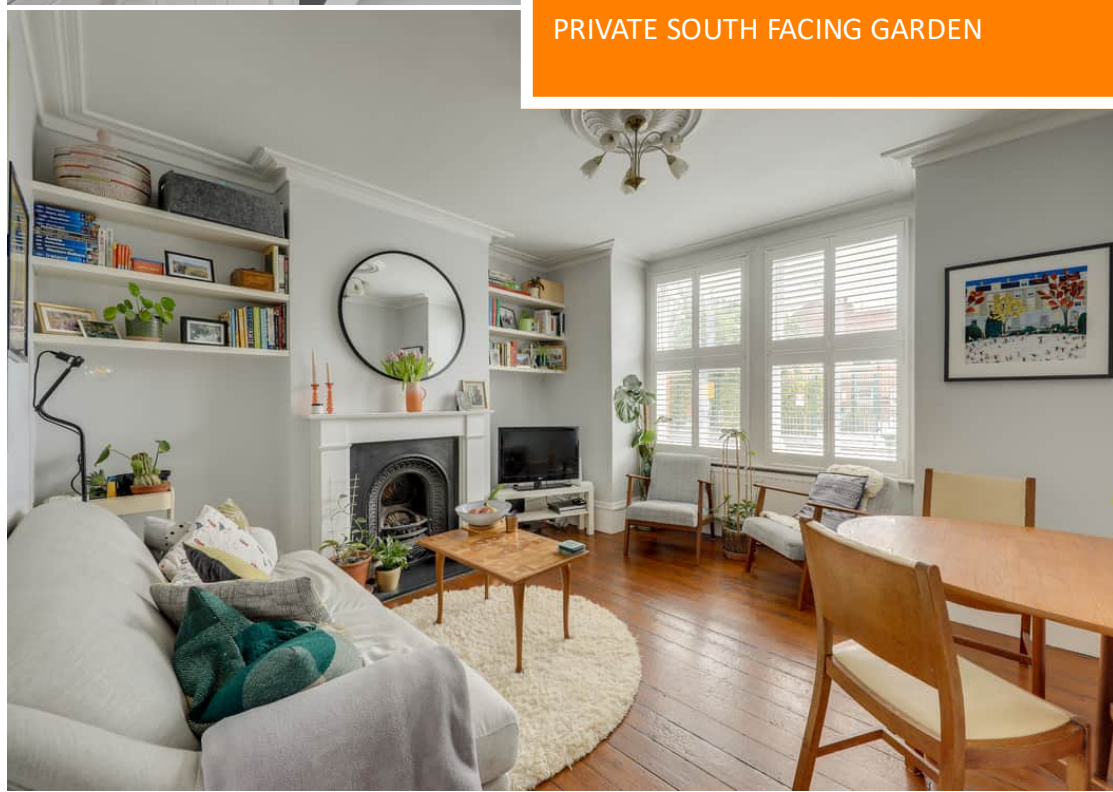
Call 020 8852 0026 or email us at [hithergreen@stanfordestates.london](mailto:hithergreen@stanfordestates.london)  
to arrange a viewing or request further information

[www.stanfordestates.london](http://www.stanfordestates.london)

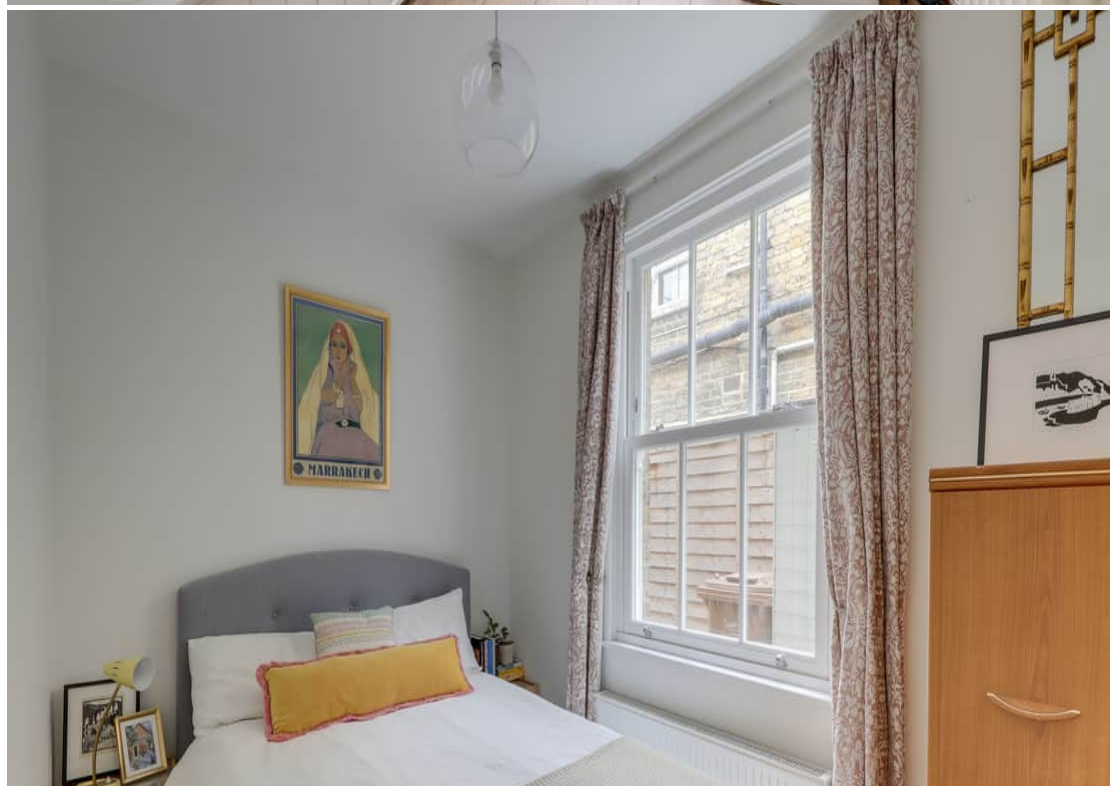
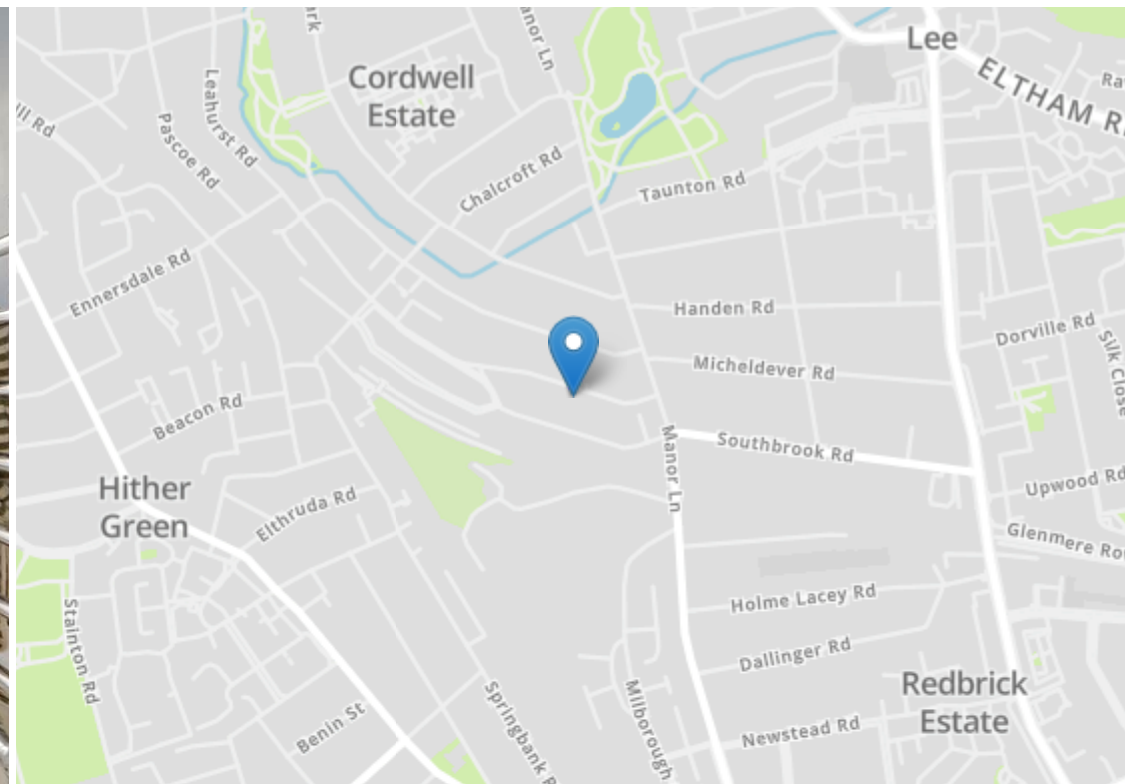


GROUND FLOOR FLAT  
0.2 MI TO HITHER GREEN STATION  
PRIVATE SOUTH FACING GARDEN

TWO DOUBLE BEDROOMS  
TOTAL AREA - 648SQFT  
CATCHMENT AREA FOR 'OUTSTANDING'  
PRIMARY SCHOOL







Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.