

Stanfords  
— sales & lettings —



**£425,000**  
2 bedroom flat

Mount Pleasant Road  
Hither Green

# Read all about it...

This fantastic two-bedroom ground floor flat spans approximately 600 sq ft and benefits from a 40' private garden. Forming the ground floor of a converted period house the internal accommodation comprises; a reception room with large bay window, 2 bedrooms, a bathroom with neutral 3 piece suite and a fitted kitchen with laminate worktops and back door to the rear south-facing garden.

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. Mountsfield Park is also just a short walk away, with green open spaces, tennis courts, a bowling green and cafe.

Offered to the market with no onward chain.

## GROUND FLOOR

### Hallway

Pendant lights, storage cupboard, fitted carpet.

### Reception Room

4.21m x 3.70m (13' 10" x 12' 2")

Pendant light, sash bay window, radiator, fitted carpet.

### Bedroom

3.30m x 3.11m (10' 10" x 10' 2")

Pendant light, double-glazed window, radiator, fitted carpet.

### Bedroom

3.55m x 2.15m (11' 8" x 7' 1")

Pendant light, double-glazed window, radiator, fitted carpet.

### Kitchen

3.21m x 2.30m (10' 6" x 7' 7")

Pendant light, double-glazed windows & patio door to the garden, matching base units, stainless steel sink with drainer, electric oven, gas hob with overhead fan extractor, laminate top surfaces, radiator, tiled walls & flooring.

### Bathroom

2.51m x 1.56m (8' 3" x 5' 1")

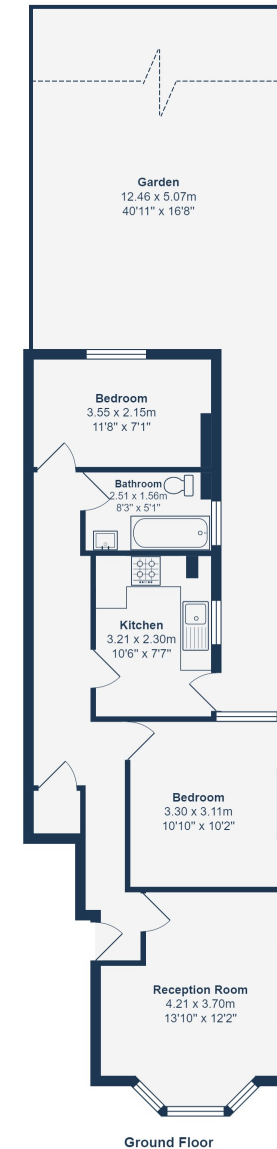
Circular ceiling light, frozen window, bathtub, sink, radiator, WC, tiled walls & flooring.

## OUTSIDE

### Garden

12.46m x 5.07m (40' 11" x 16' 8")

Patioed area, lawn, mature trees.



Total Area: 56.4 m<sup>2</sup> ... 607 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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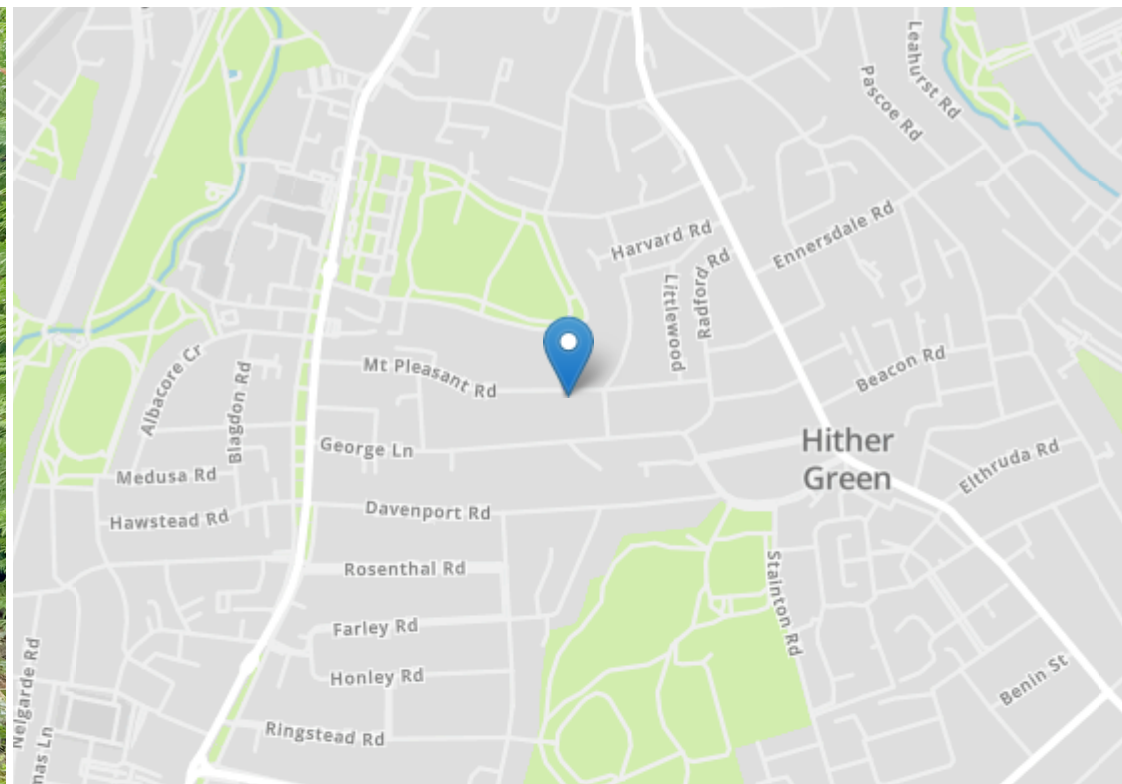
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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