

# Stanfords

— sales & lettings —



**£1,650 pcm**  
2 bedroom flat

Elthruda Road  
Hither Green

## Read all about it...

A fantastic two bedroom flat located on Elthrua Road, a quiet residential street in the heart of Hither Green. Ideally situated just 0.3 miles from Hither Green Station, providing a range of commuter services directly into Central London, including London Bridge in just 10 minutes, and in close proximity to a variety of local independent shops, cafes, and restaurants. The popular Mountsfield Park is also just a short walk away, with green open spaces, tennis courts, bowling green and a cafe.

Set on the first floor of a period conversion and beautifully presented throughout, this flat comprises a good-sized lounge, boasting many period features, a modern kitchen and bathroom and two bedrooms, the master benefiting from built in storage. Outside this property also benefits from a well-maintained, private garden.

Offered unfurnished and available - TBC

Lewisham Council Tax Band - B

### FIRST FLOOR

#### Lounge

12' 5" x 10' 6" (3.78m x 3.20m)

Sash windows, plantation shutters, pendant ceiling light, fireplace, alcove shelving and cabinets, radiator, fitted carpet.

#### Kitchen

11' 0" x 9' 11" (3.35m x 3.02m)

Sash window, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washer/dryer, oven, electric hob and extractor hood, fridge/freezer, radiator, laminate flooring.

#### Bedroom

11' 2" x 10' 6" (3.40m x 3.20m)

Sash window, pendant ceiling light, fitted wardrobe, fireplace, radiator, fitted carpet.

#### Bedroom

7' 5" x 5' 7" (2.26m x 1.70m)

Sash window, plantation shutters, pendant ceiling light, radiator, fitted carpet.

#### Bathroom

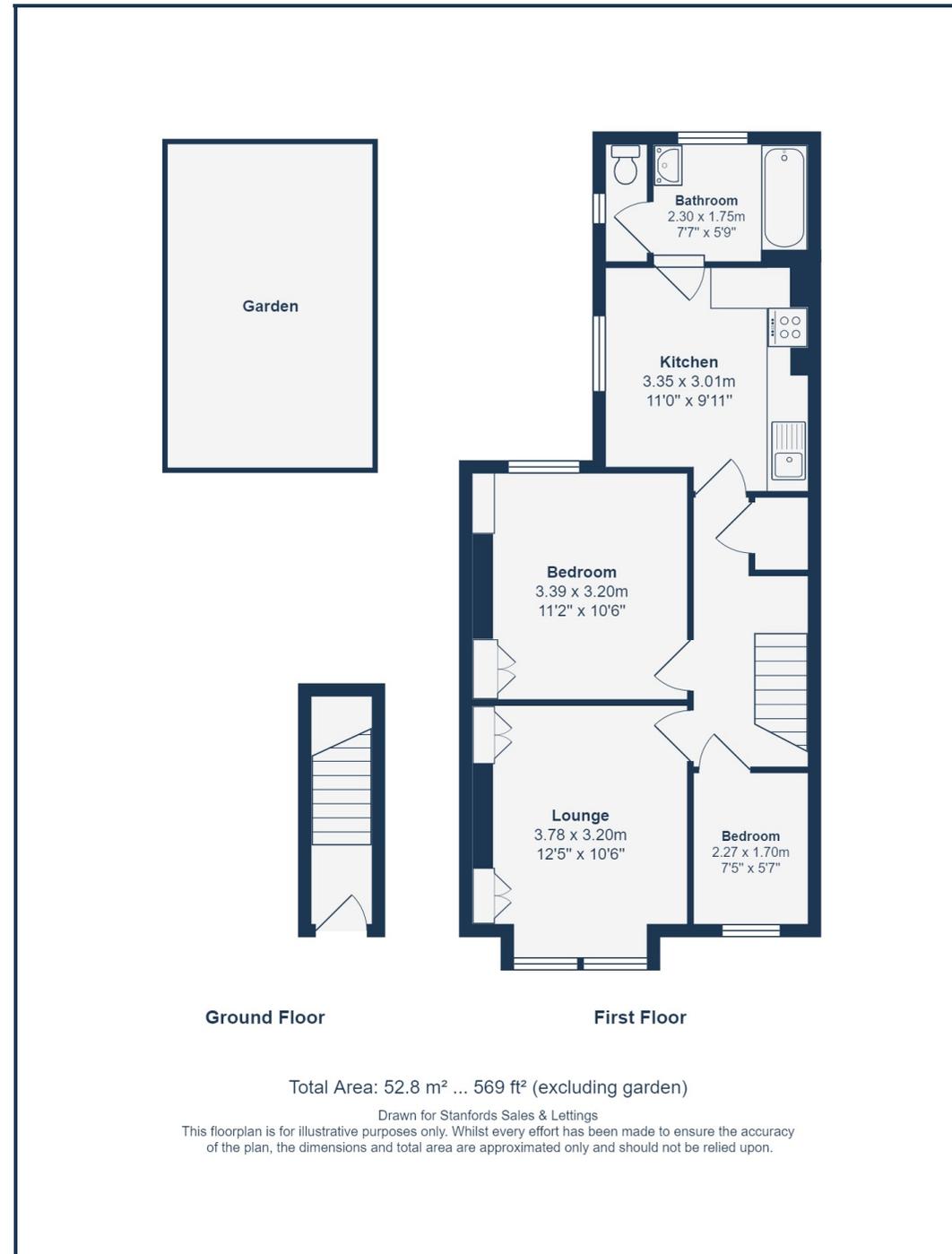
7' 7" x 5' 9" (2.31m x 1.75m)

Obscured double glazed windows, ceiling light, bathtub with shower and screen, washbasin on vanity unit, separate WC, heated towel rail, tiled flooring.

### OUTSIDE

#### Garden

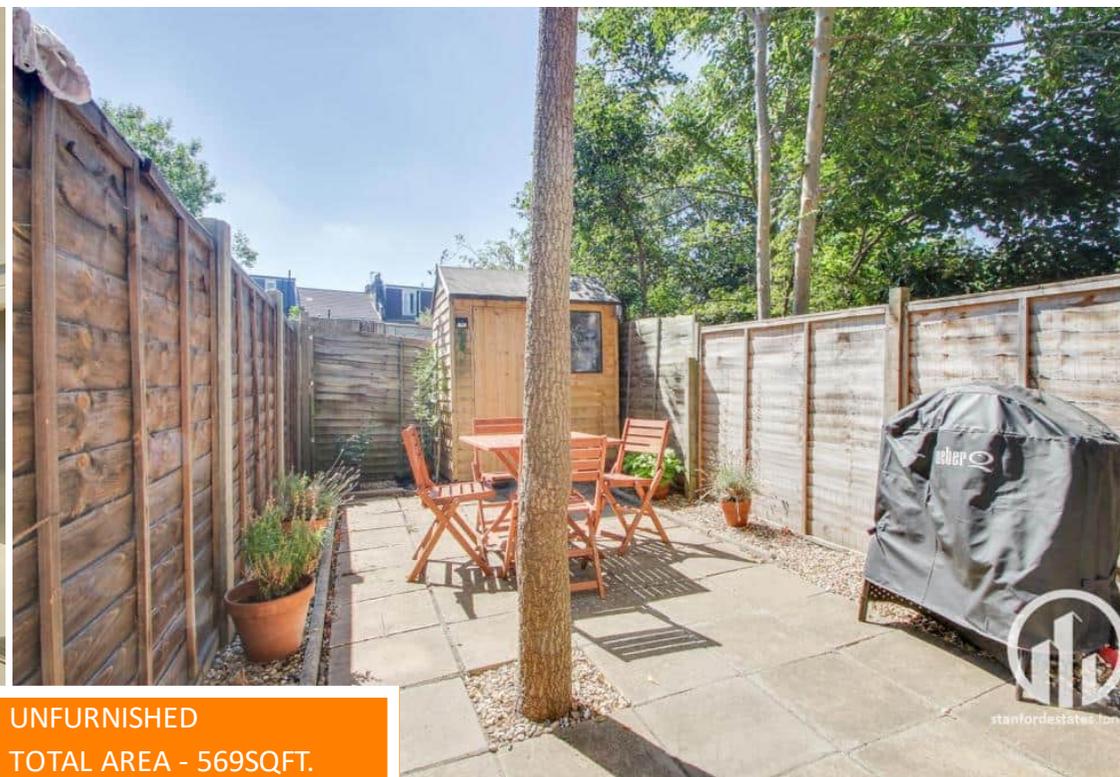
Off street access, paved garden with storage shed.



Like what you see?

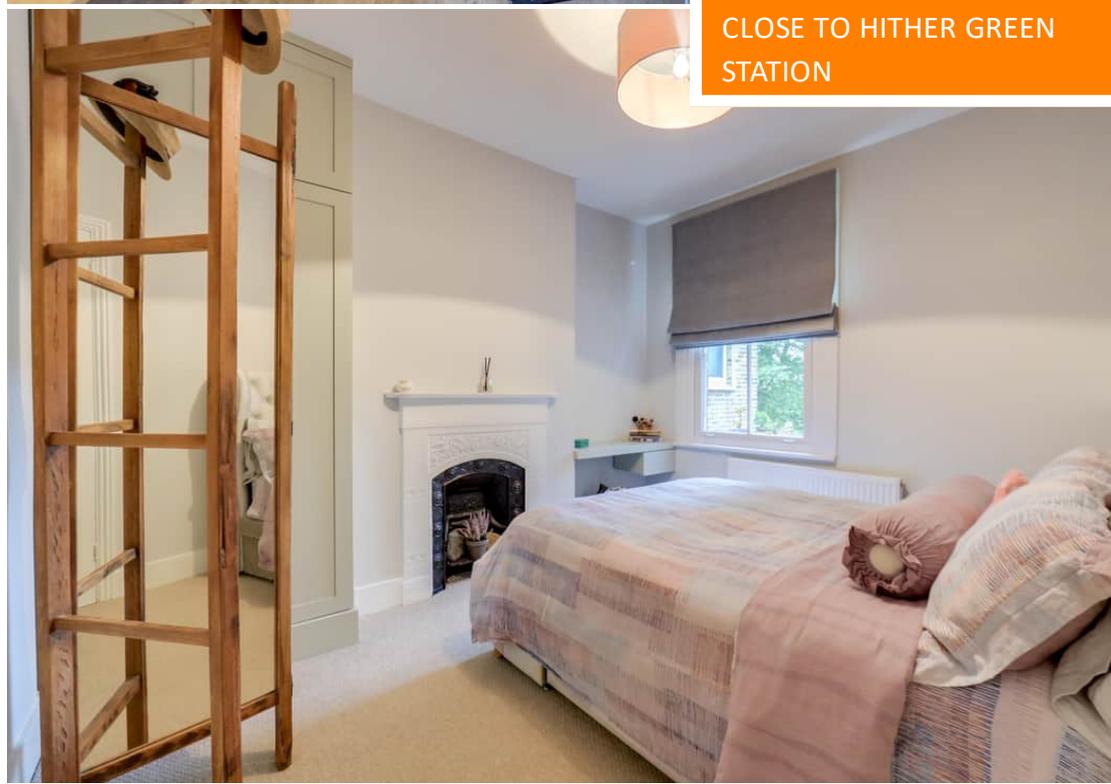
Call 020 8852 0026 or email us at [hithergreen@stanfordestates.london](mailto:hithergreen@stanfordestates.london) to arrange a viewing or request further information

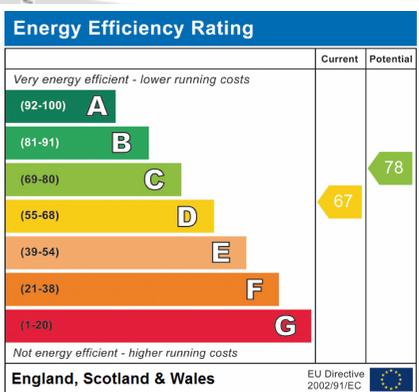
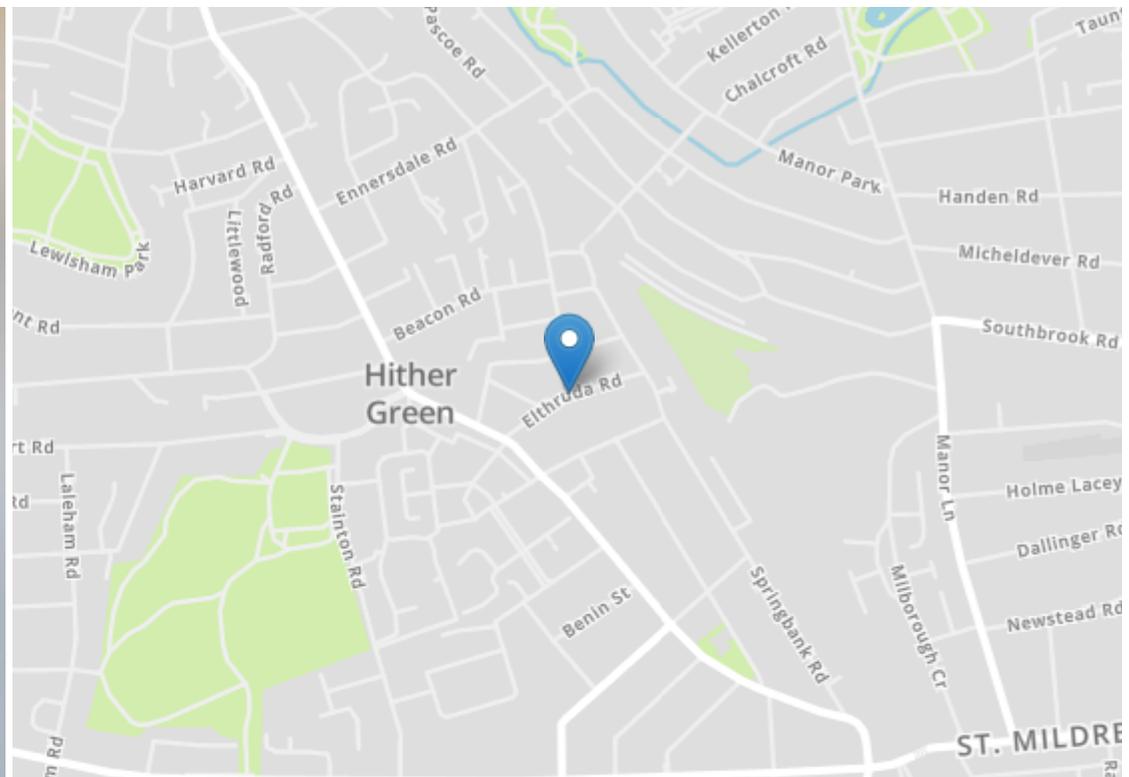
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FIRST FLOOR FLAT  
PRIVATE GARDEN  
CLOSE TO HITHER GREEN  
STATION

UNFURNISHED  
TOTAL AREA - 569SQFT.  
AVAILABLE - TBC





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