



£435,000
2 bedroom

Ennersdale Road
Hither Green

Read all about it...

A fantastic two-bedroom split-level flat ideally located for friendly local shops, cafes and pubs, good nurseries and schools and just moments away from Hither Green Station.

Situated on the first and second floors of a period conversion and beautifully presented throughout, this property consists of a bright and spacious lounge, a modern kitchen, as well as a double bedroom and bathroom with separate WC on the first floor. Upstairs the second bedroom is a good size, with plenty of built-in storage.

Stepping outside, this property benefits from a well-maintained private garden and handy workshop/studio space accessed via the kitchen.

FIRST FLOOR

Lounge

12' 11" x 12' 4" (3.94m x 3.76m)

Double-glazed windows, pendant ceiling light, fireplace, alcove shelving, radiator, wood flooring.

Kitchen

10' 4" x 8' 1" (3.15m x 2.46m)

Door to garden, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven, gas hob and extractor hood, wall radiator, tiled flooring.

Bedroom

11' 8" x 10' 10" (3.56m x 3.30m)

Double-glazed window, pendant ceiling light, radiator, wood flooring.

Bathroom

7' 6" x 5' 3" (2.29m x 1.60m)

Double-glazed window, ceiling light, bath with shower and screen, pedestal washbasin, radiator with towel rail, tiled flooring.

WC

5' 4" x 5' 2" (1.63m x 1.57m)

Double-glazed window, ceiling light, washbasin, WC, tiled flooring.

SECOND FLOOR

Bedroom

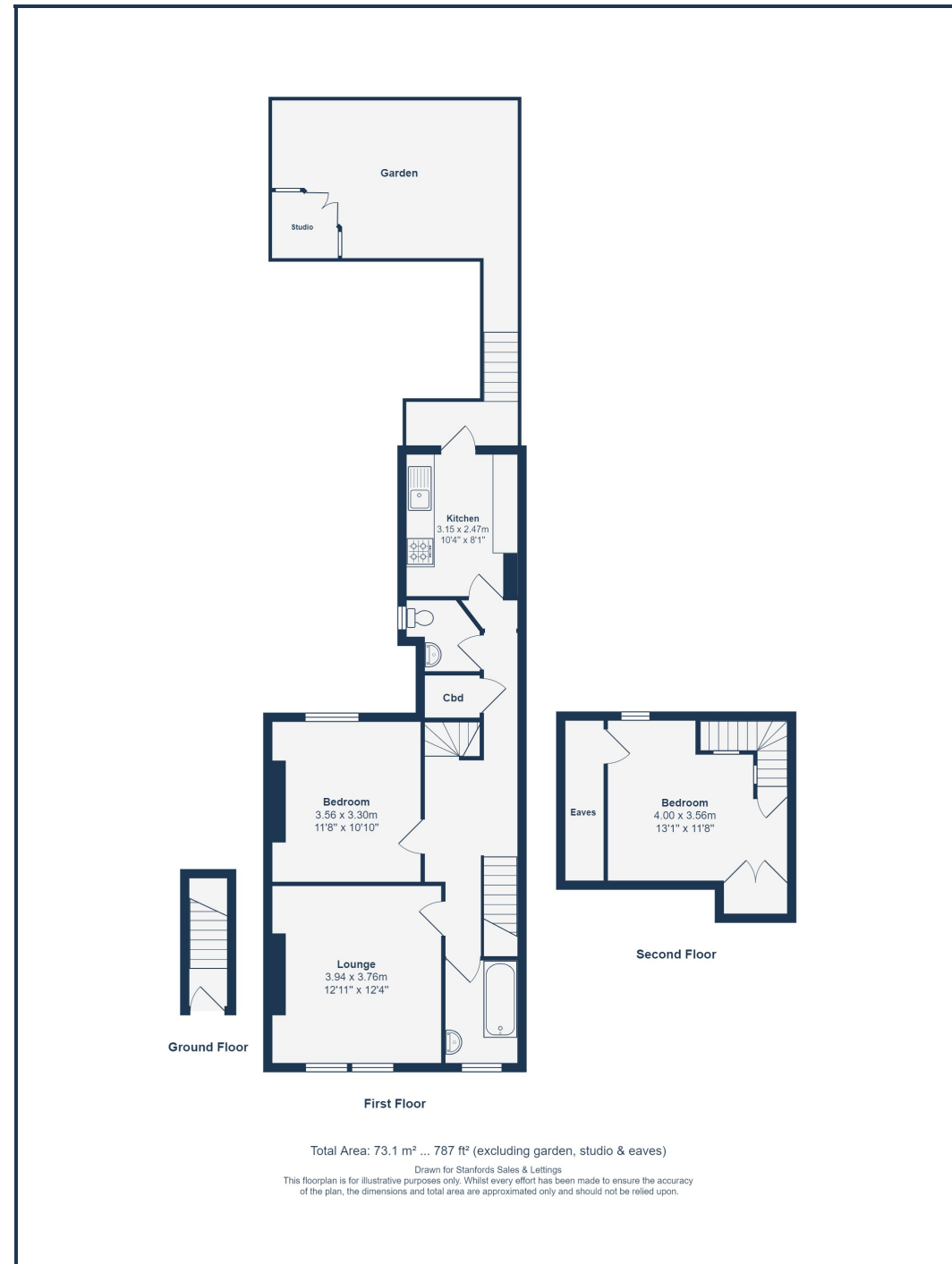
13' 1" x 11' 8" (3.99m x 3.56m)

Window, ceiling light, built-in wardrobe, eaves storage, radiator, fitted carpet.

OUTSIDE

Garden

Private garden accessed via steps from kitchen with studio/workshop space.



Like what you see?

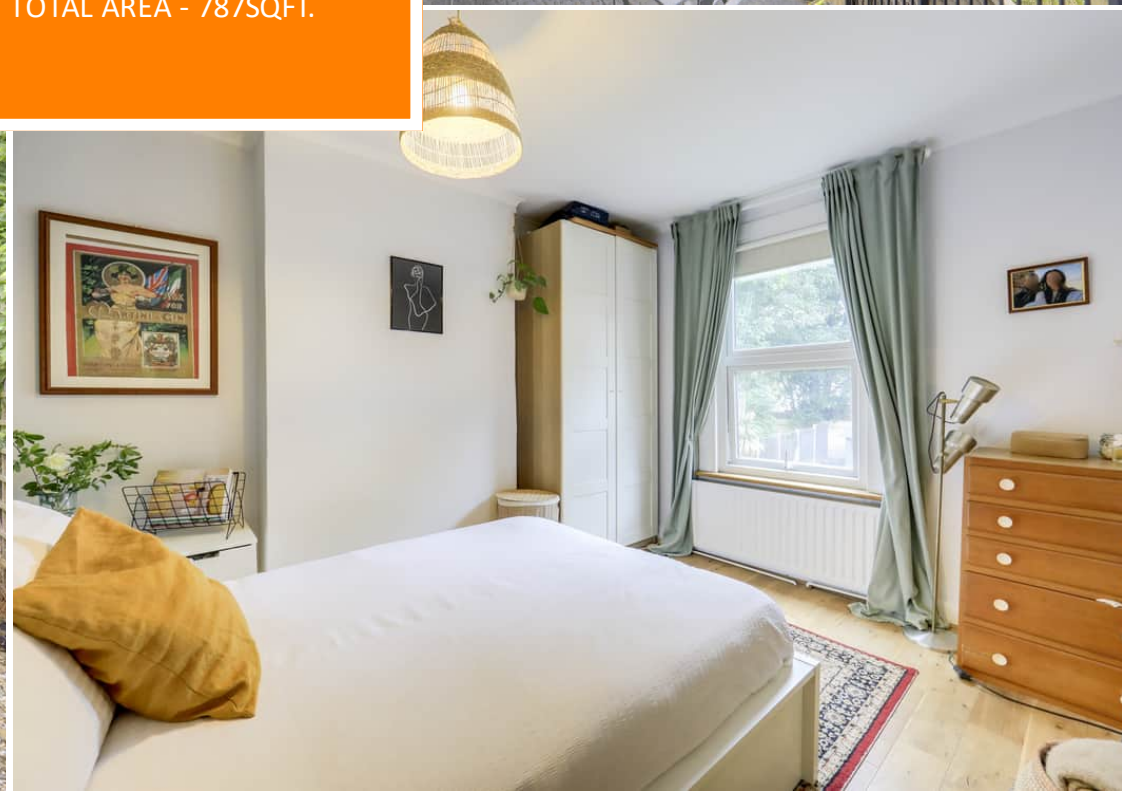
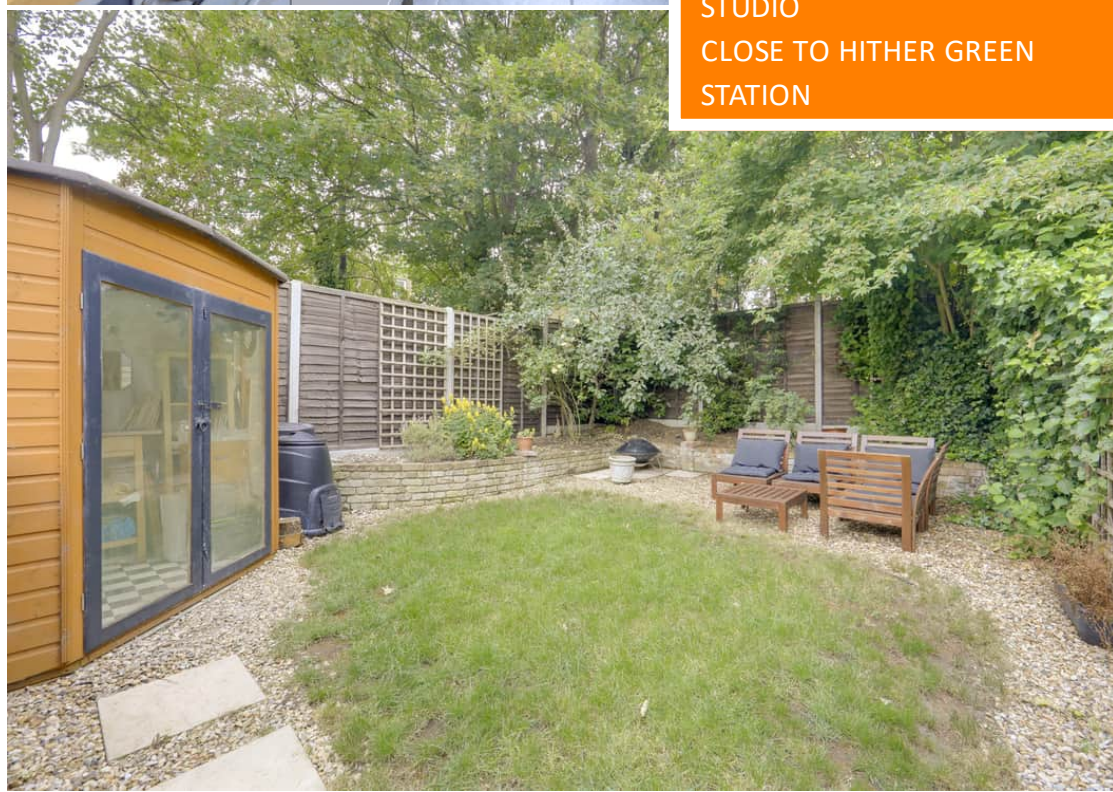
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london to arrange a viewing or request further information

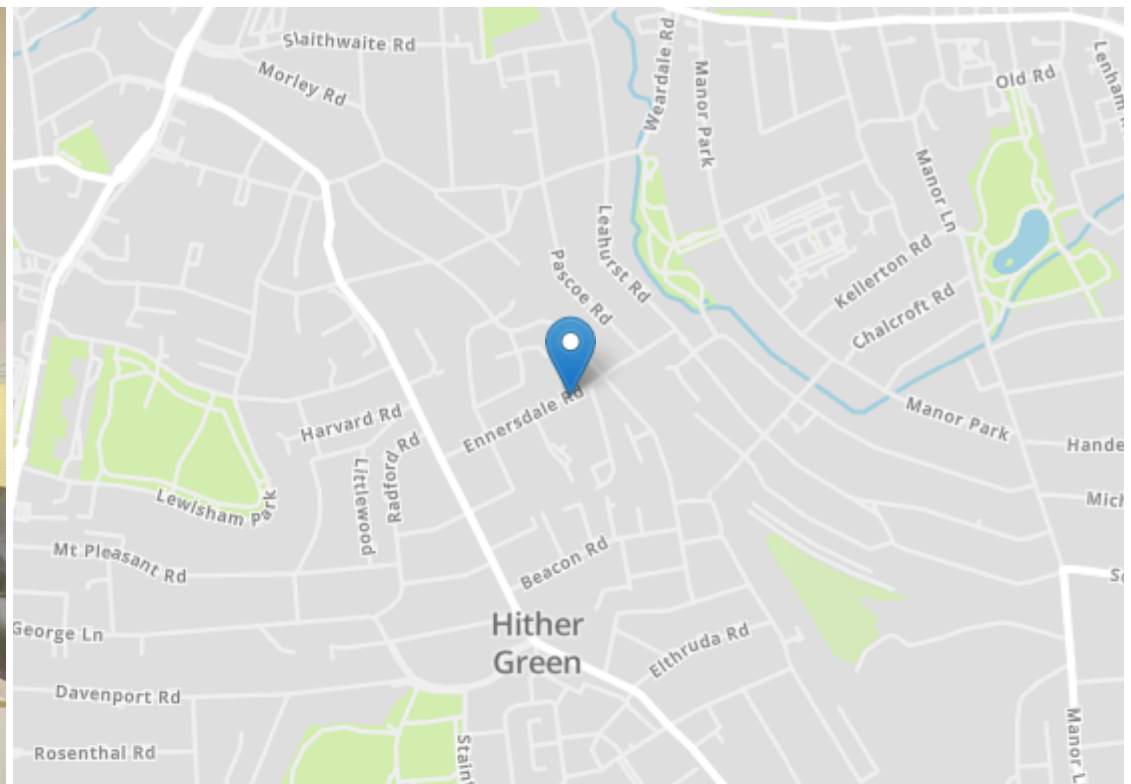
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SPLIT LEVEL FLAT
PRIVATE GARDEN WITH
STUDIO
CLOSE TO HITHER GREEN
STATION

TWO DOUBLE BEDROOMS
SEPARATE WC
TOTAL AREA - 787SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(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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