

# Stanfords

— sales & lettings —



**£400,000**

2 bedroom flat

Leahurst Road

Hither Green



## Read all about it...

A beautifully presented two-bedroom flat on Leahurst Road in Hither Green. Set on the first floor of a period conversion, the property is comprised of a spacious hallway, with built-in cupboards and access to the loft for storage, leading through to two good-sized bedrooms, a modern bathroom and a spacious lounge with french doors leading to a separate kitchen.

A commuter's dream, Hither Green Station is just a short walk away, providing a range of commuter services into Central London, including London Bridge in just 10 minutes. Locally the property is also in close proximity to a variety of amenities including a Sainsbury's Local, popular independent shops, cafes and restaurants and the beautiful open spaces on Manor House Gardens and Manor Park.

**Tenure:** Leasehold (975 years remaining) | **Service Charge:** £500 per year | **Ground Rent:** None | **Council Tax:** Lewisham Band B

### FIRST FLOOR

#### Hallway

Ceiling lights, loft access, built-in storage cupboard, engineered wood flooring.

#### Lounge

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

Sash windows, plantation shutters, ceiling light, radiator, engineered wood flooring.

#### Kitchen

11' 0" x 4' 9" (3.35m x 1.45m)

Sash window, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, gas hob and extractor hood, combi boiler (installed 2020), porcelain floor tiles.

#### Bedroom

11' 0" x 9' 9" (3.35m x 2.97m)

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

#### Bedroom

11' 1" x 9' 8" (3.38m x 2.95m)

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

#### Bathroom

8' 7" x 4' 8" (2.62m x 1.42m)

Double glazed window, bathtub with shower and screen, wash basin on vanity unit, WC, underfloor heating, ceramic tiled flooring.



#### First Floor

Total Area: 52.2 m<sup>2</sup> ... 562 ft<sup>2</sup>

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.

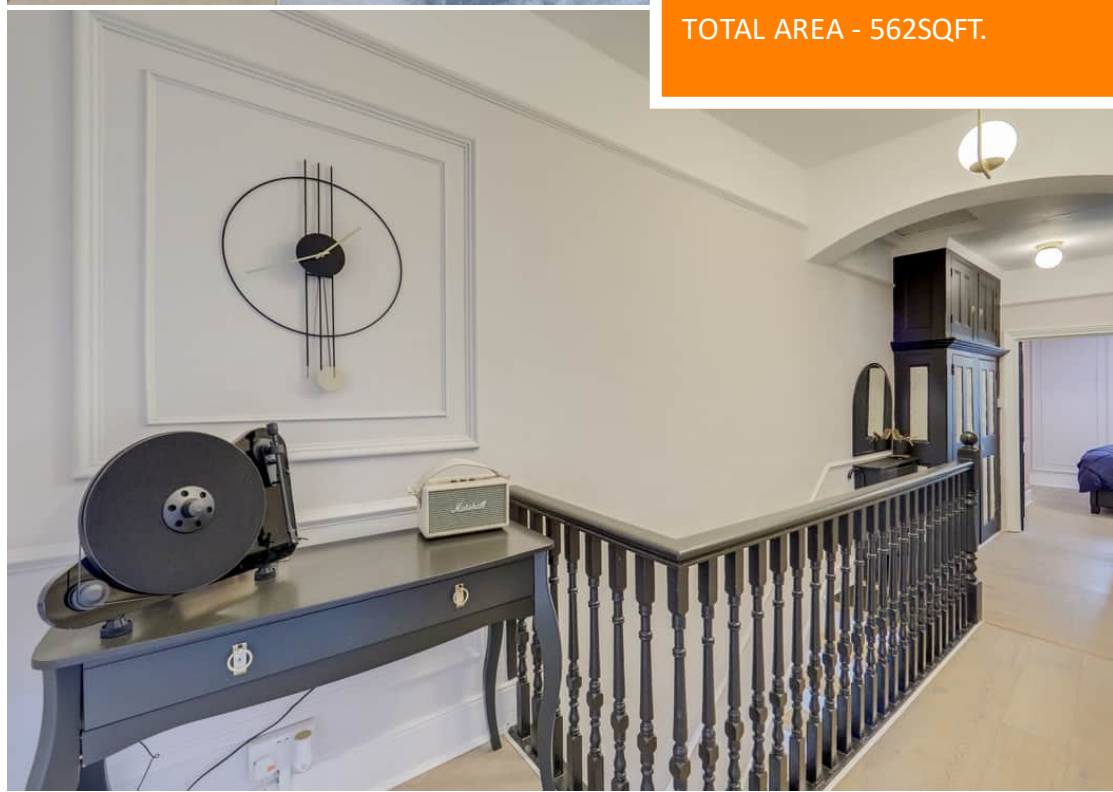
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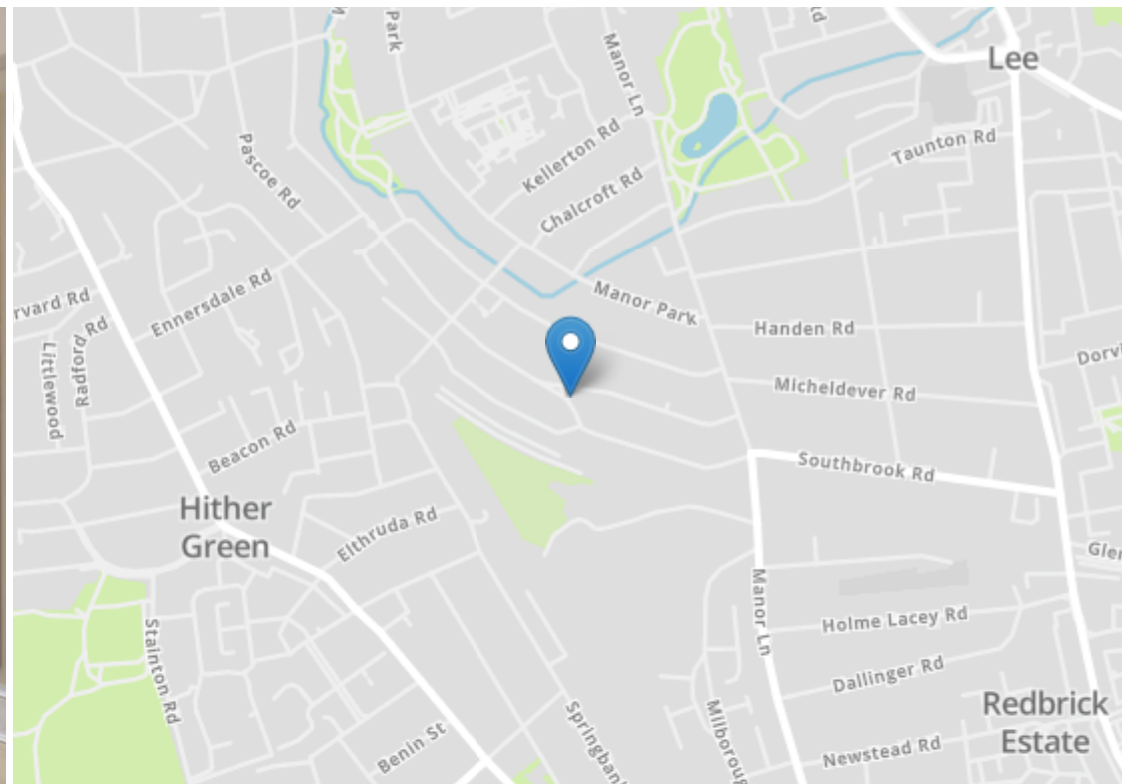
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TWO BEDROOMS  
FIRST FLOOR FLAT  
TOTAL AREA - 562SQFT.

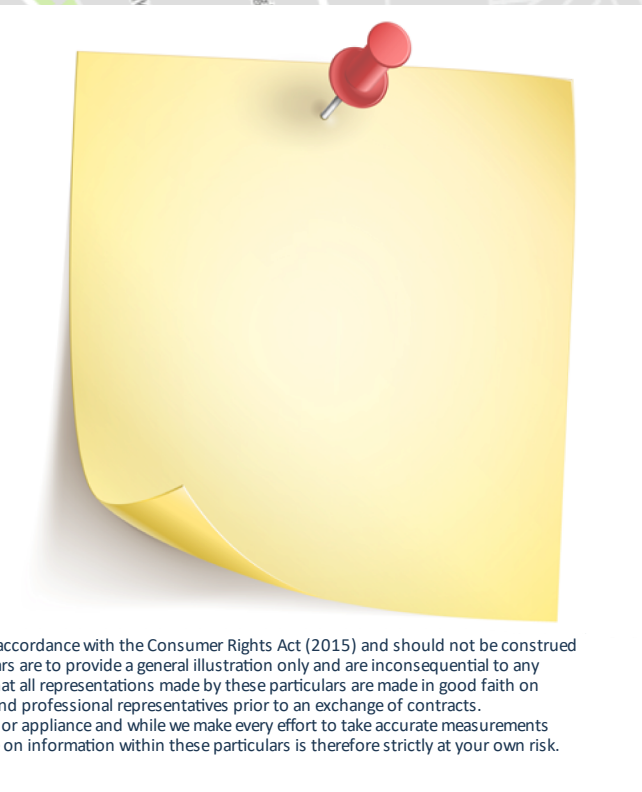






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(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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