



**£500,000 Share of Freehold**  
2 bedroom flat

Nightingale Grove  
Hither Green



## Read all about it...

This light and modern two-bedroom flat, set on the ground floor of a charming period conversion, boasts a spacious private garden and an unbeatable location in the heart of Hither Green. Just moments from Hither Green Station, it offers fast and frequent connections to London Bridge, Charing Cross, and Cannon Street. Families are well catered for with a choice of highly regarded nurseries and schools nearby, while independent cafés, restaurants, and boutique shops create a friendly, village-like atmosphere. For outdoor leisure, Mountsfield Park is just a short stroll away, providing the perfect green escape.

Inside, the property features an inviting lounge with a bay window overlooking the front of the home. To the rear, the bright and contemporary kitchen is fitted with sleek units, integrated appliances, and a built-in breakfast bar, with French doors opening directly onto the beautifully maintained private garden—perfect for entertaining, relaxing, or gardening.

Off the main hallway, you'll find two well-proportioned bedrooms and a stylish modern bathroom. A separate utility room with fitted cabinetry and direct access to the garden adds everyday convenience, while a spacious hallway cupboard provides valuable additional storage. Early viewing highly recommended.

**Tenure:** Share of Freehold (remaining term - 900+ years) | **Council Tax:** Lewisham band B

**GROUND FLOOR FLAT**  
**CONTEMPORARY KITCHEN & BATHROOM**  
**PRIVATE GARDEN**

**LIGHT & MODERN INTERIORS**  
**UTILITY ROOM**  
**CLOSE TO HITHER GREEN STATION**

**Like what you see?**

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









## GROUND FLOOR

### Lounge

3.74m x 4.00m (12' 3" x 13' 1")

Double-glazed bay windows, plantation shutters, built-in window seat, pendant ceiling light, radiator, laminate wood flooring.

### Kitchen

3.10m x 4.37m (10' 2" x 14' 4")

Roof windows, French doors to garden, inset ceiling spotlights, fitted kitchen units with breakfast bar, sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, wine cooler, microwave, oven and 5 ring gas hob, extractor hood, radiator, laminate wood flooring.

### Bedroom

2.88m x 3.49m (9' 5" x 11' 5")

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

### Bedroom

2.12m x 2.57m (6' 11" x 8' 5")

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Bathroom

2.12m x 2.16m (6' 11" x 7' 1")

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin basin on vanity unit, WC, heated towel rail, tile flooring.

### Utility Room

2.12m x 1.60m (6' 11" x 5' 3")

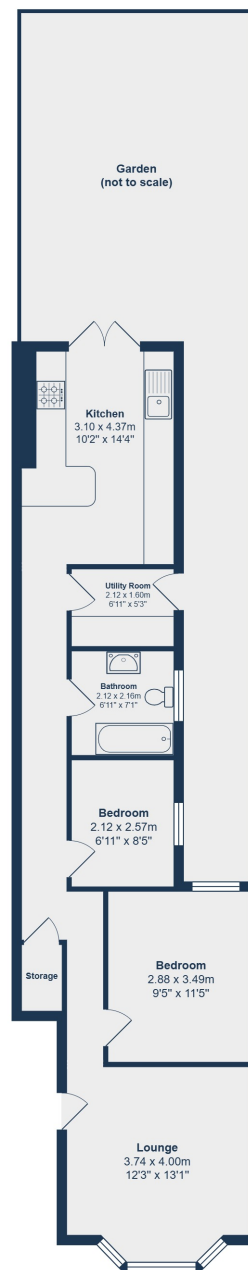
Door to garden, inset ceiling spotlights, fitted units, plumbing for washing machine, combi boiler, radiator, laminate wood flooring.

## OUTSIDE

### Garden

Paved patio leading to lawn and raised decking to rear.





Ground Floor

Total Area: 64.9 m<sup>2</sup> ... 699 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.

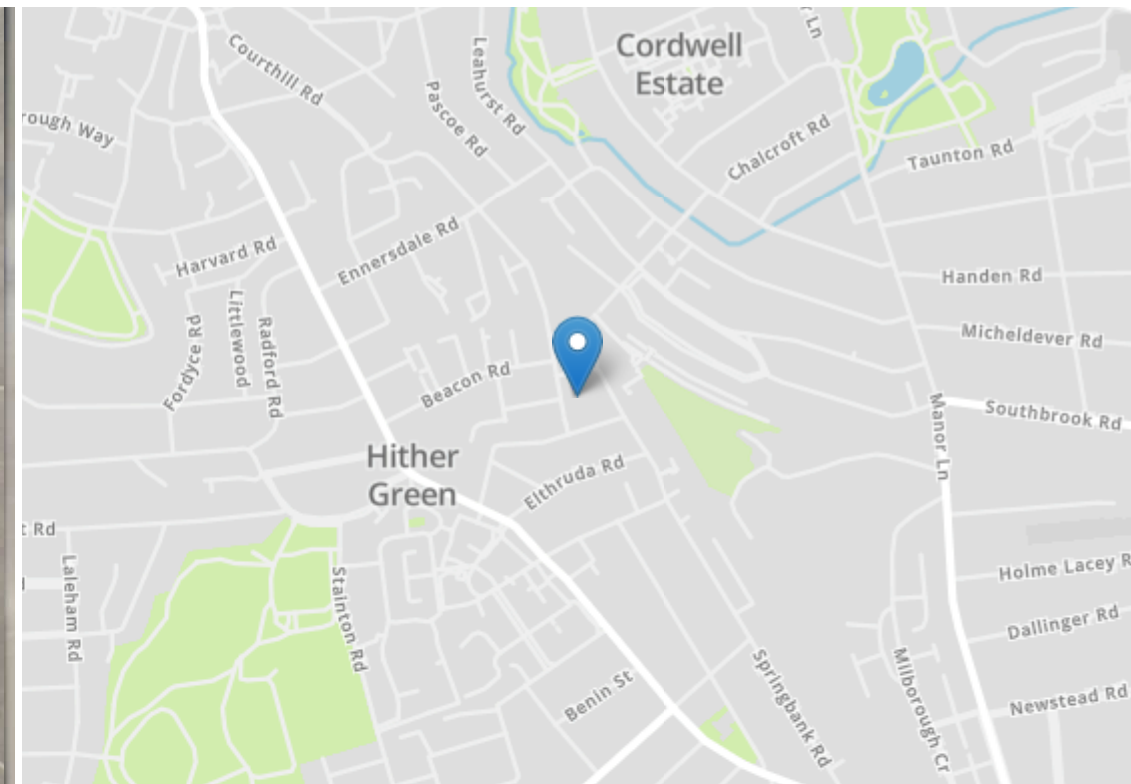












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