



Guide Price £380,000 Leasehold
1 bedroom flat

Effingham Road
SE12

Read all about it...

This lovely first-floor flat offers a bright and inviting one-bedroom home, perfect for those looking for a practical space with a touch of character. Natural light is a real feature here, especially with the addition of a private balcony—ideal for enjoying a morning coffee or some fresh air without leaving home. Its position combines the comfort of modern living with the ease of being close to local amenities and good transport links.

Inside, the flat is arranged with an open-plan kitchen and lounge, creating a sociable and flexible living area. The bedroom is well-proportioned, while the bathroom is neatly fitted and functional. It's a home that's ready to move into, yet still offers scope for personal touches to make it your own.

The balcony adds valuable outdoor space, extending the living area and providing somewhere to enjoy a bit of greenery or simply unwind.

Effingham Road is well regarded locally, with excellent transport links close by for commuters, including bus and rail services into central London. The area also benefits from a range of local shops, cafés, and restaurants, as well as nearby parks and green spaces to enjoy at weekends. Schools and community amenities further add to the area's appeal.

FIRST FLOOR

Lounge & Kitchen

5.77m x 4.32m (18' 11" x 14' 2")

Lounge: Spotlights, double-glazed windows, door leading to balcony, wood floor.

Kitchen: Spotlights, smoke alarm, fitted counter and wall units, integrated dishwasher, washing machine, fridge freezer, oven and gas hob, stainless steel sink with mixer tap, wood floor.

Hallway

Spotlights, radiator, large storage cupboard, wood floor.

Bedroom

5.21m x 2.31m (17' 1" x 7' 7")

Spotlights, double-glazed window and door leading to balcony, radiator, carpet.

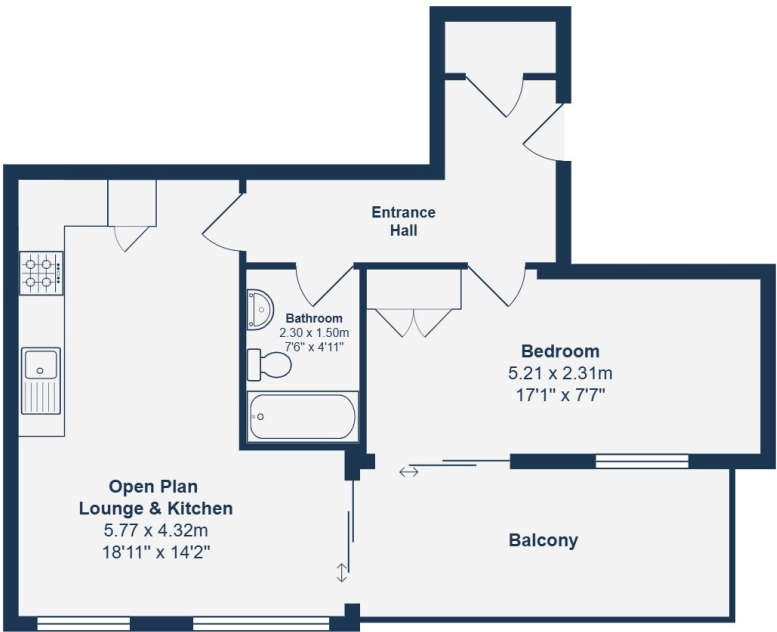
Bathroom

2.30m x 1.50m (7' 7" x 4' 11")

Automatic spotlights, tiled walls, bath with wall mounted showerhead and handheld shower head, hidden cistern toilet, ceramic basin sink with mixer tap, heated towel rail, tile vinyl floor.

Balcony

South facing.



First Floor

Total Area: 46.0 m² ... 496 ft² (excluding balcony)

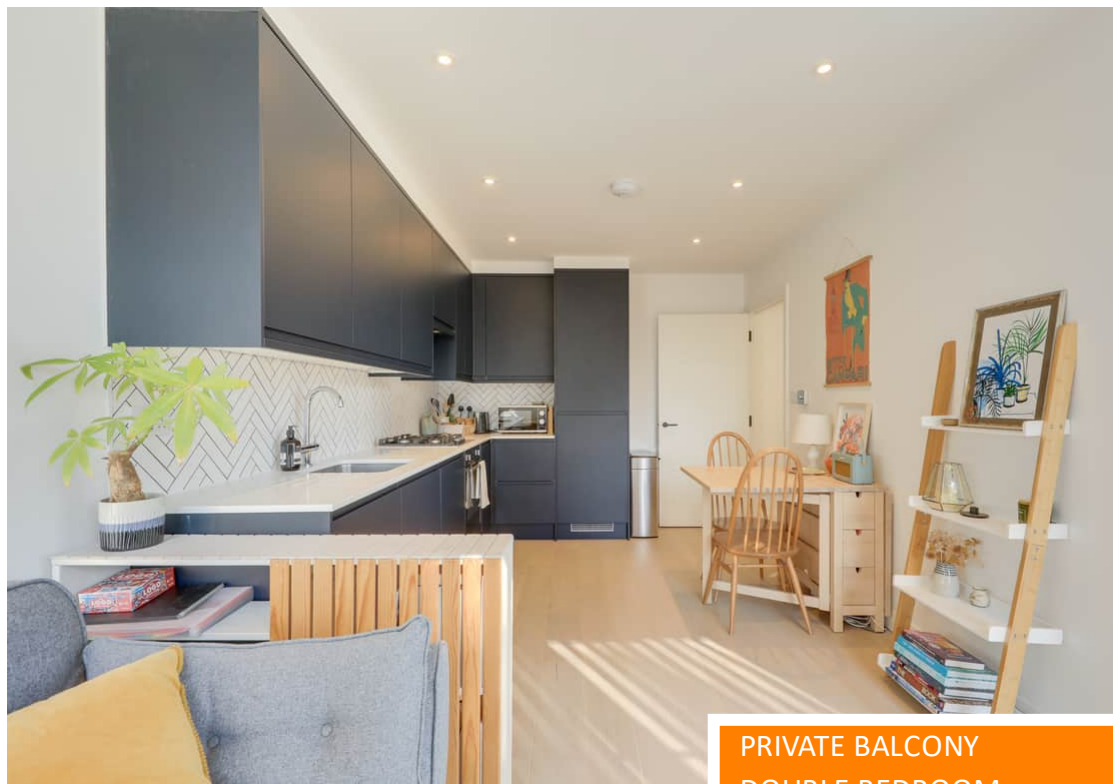
Drawn for Stanfords Sales & Lettings

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?

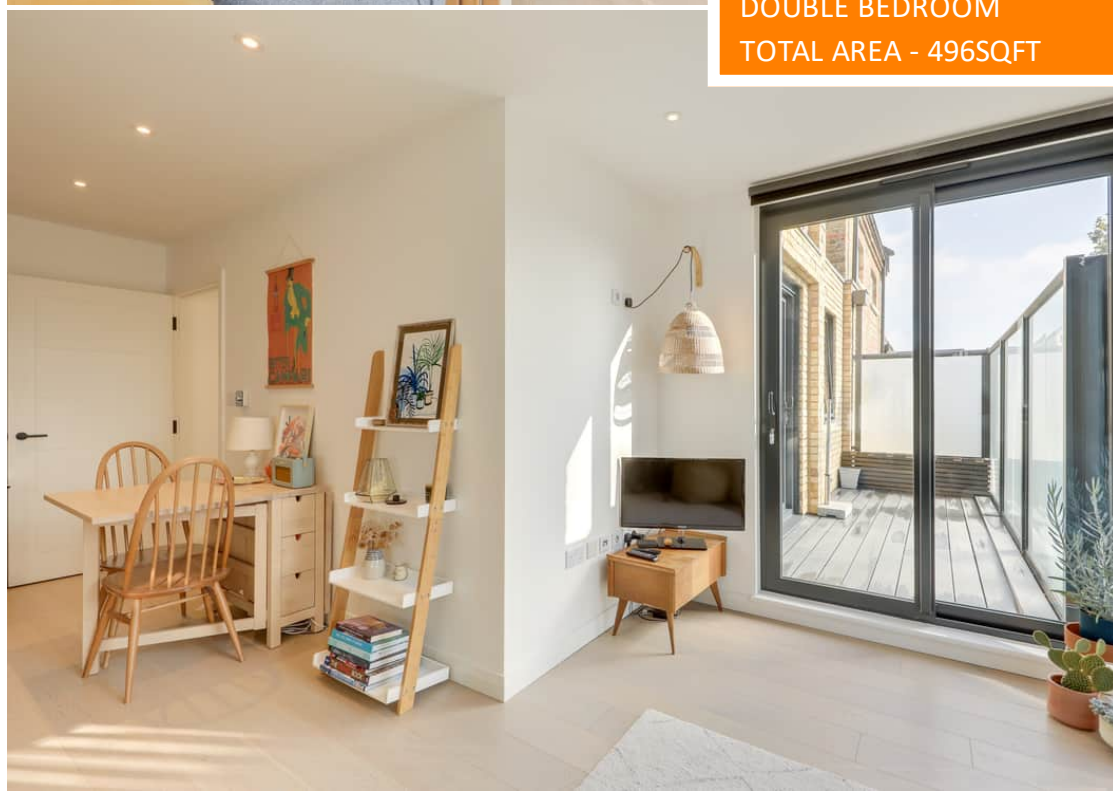
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london to arrange a viewing or request further information

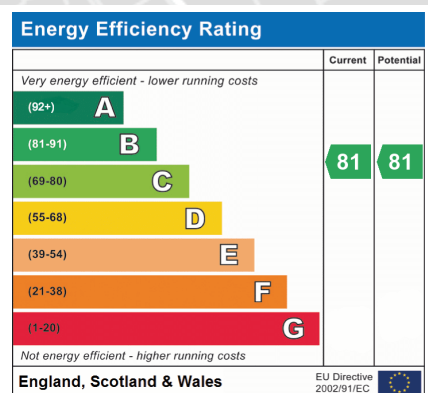
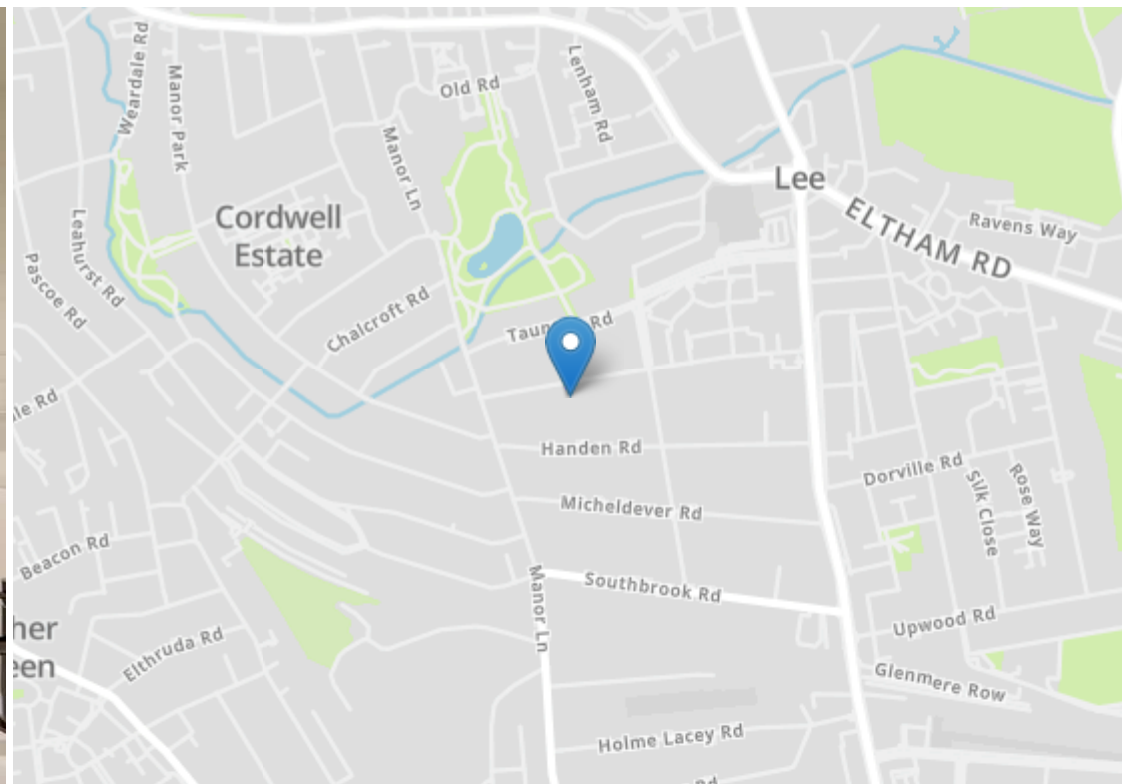
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PRIVATE BALCONY
DOUBLE BEDROOM
TOTAL AREA - 496SQFT

OPEN PLAN LOUNGE &
KITCHEN
MODERN THROUGHOUT





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