

Stanfords

— sales & lettings —



£400,000

2 bedroom flat

Mount Pleasant Road

Hither Green

Read all about it...

This spacious two-bedroom, ground-floor flat on Mount Pleasant Road benefits from being just 0.5 miles from Hither Green station and a short walk from the popular Mountsfield Park. Other local amenities including cafes, shops and restaurants can also be found close by, providing everything you need within walking distance.

Internally the property features a spacious lounge with a large south-facing bay window to provide lots of light. Further along the 'L' shaped hallway, you will find a generously sized master bedroom, a smaller second bedroom and a shower room. At the end of the hallway is the kitchen which leads through to a conservatory area which lends itself to a great dining area. Accessed via the conservatory, you will find the low-maintenance, private garden whilst to the front of the property, there is an additional lawn space. The end of terrace location means the garden is not overlooked by any neighbours, creating the perfect spot to enjoy the warm summer evenings.

Tenure: Leasehold (900+ year remaining) | **Service Charge & Ground Rent:** None | **Council Tax:** Lewisham Band C

GROUND FLOOR

Hallway

Wooden Floor

Lounge

13' 0" x 12' 0" (3.96m x 3.66m)

Double glazed bay window to front, wooden floor, radiator, cast iron fireplace with tiled surround, pendant light.

Kitchen

7' 8" x 6' 8" (2.34m x 2.03m)

Double glazed window to rear, wooden floor, radiator, matching wall and base units, tiled splashback, four ring gas hob with extractor hood, integrated oven, top mount stainless steel wash basin with mixer tap and drainer unit, pendant light.

Bedroom

12' 10" x 11' 11" (3.91m x 3.63m)

Double glazed bay window to front, wooden floor, radiator, pendant light.

Bedroom

9' 7" x 7' 3" (2.92m x 2.21m)

Double glazed window to side, wooden floor, radiator, pendant light.

Bathroom

9' 7" x 6' 6" (2.92m x 1.98m)

Tiled floor, partly tiled walls, low level W/C, wall mounted washbasin with mixer tap and storage underneath, walk in shower with wall mounted shower head and separate hand held shower, heated towel rail, extractor fan, inset spotlights.

Conservatory

7' 6" x 5' 2" (2.29m x 1.57m)

Double glazed door to rear, double glazed window to rear, glass panelled roof, wooden floor, radiator.

OUTSIDE

Garden

Triangular shape garden with concrete paving.



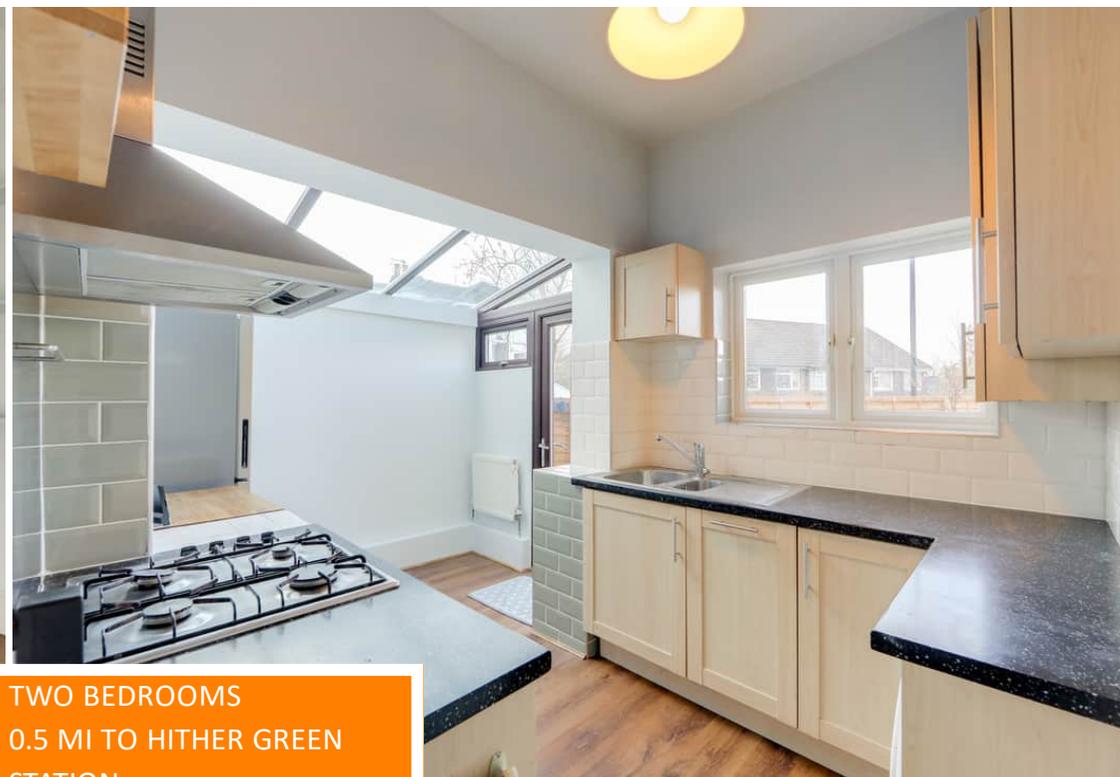
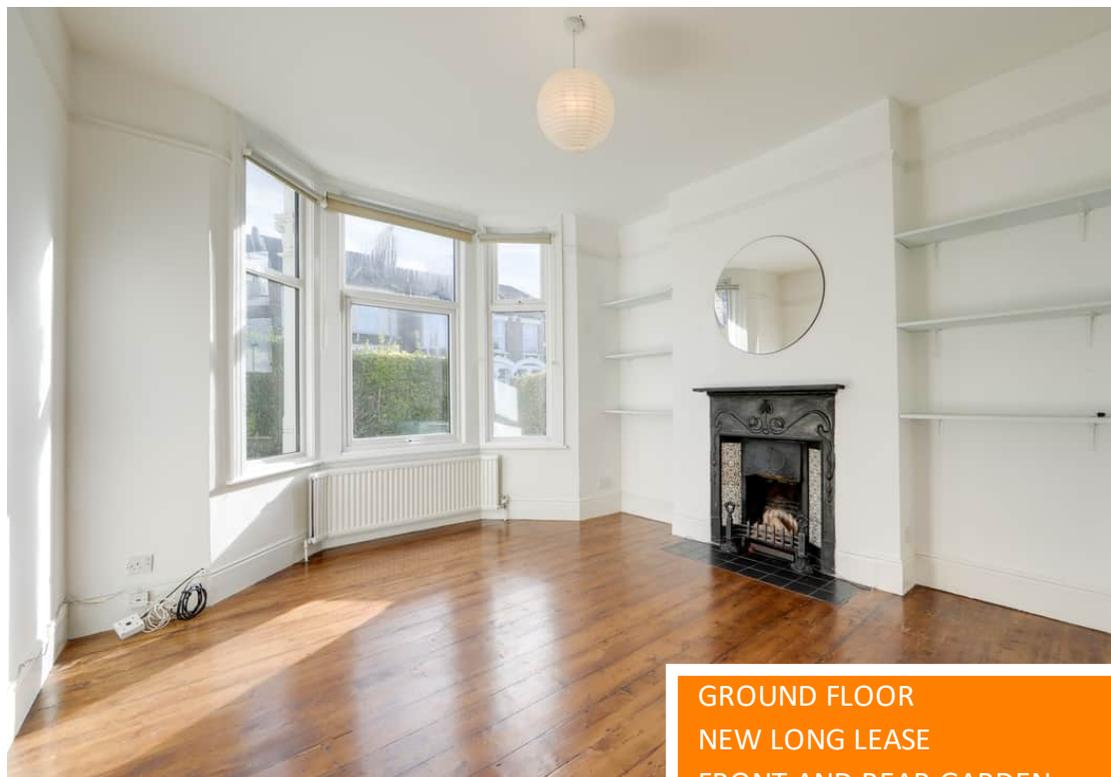
Total Area: 57.1 m² ... 615 ft² (excluding garden)

All measurements are approximate and for display purposes only

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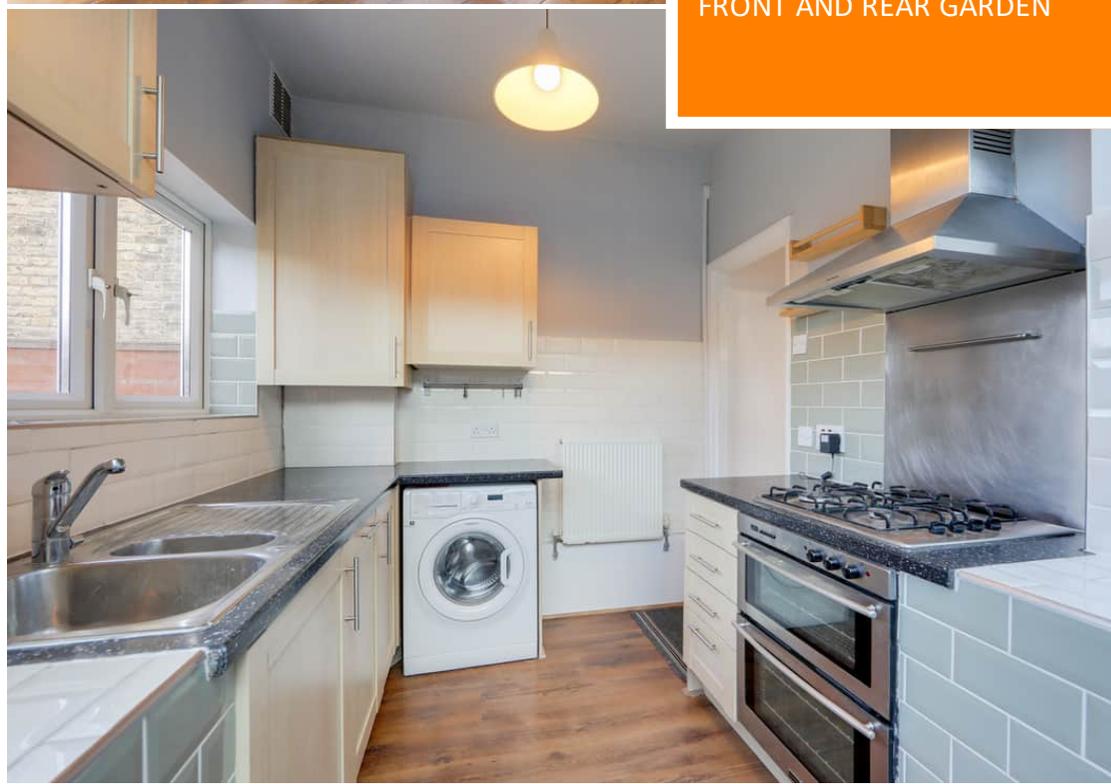
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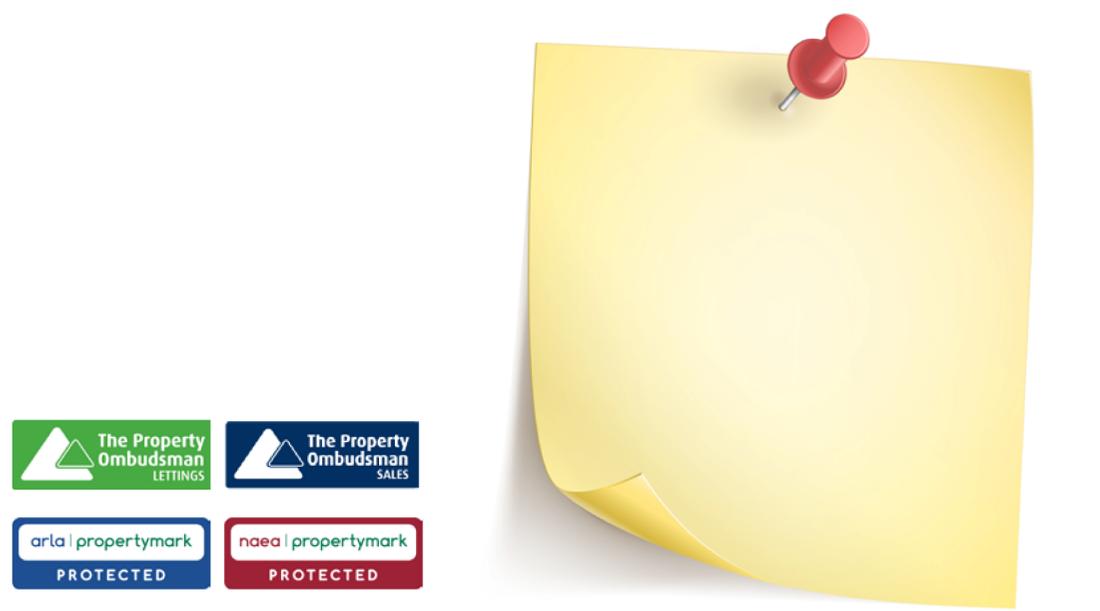
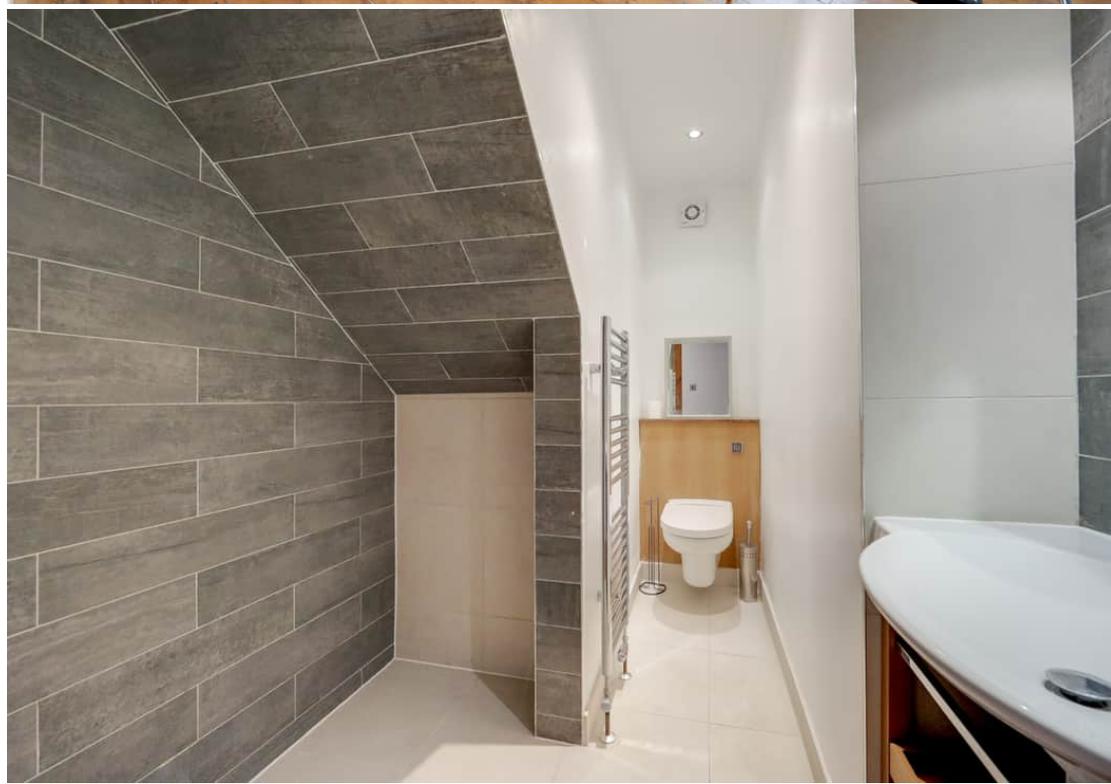
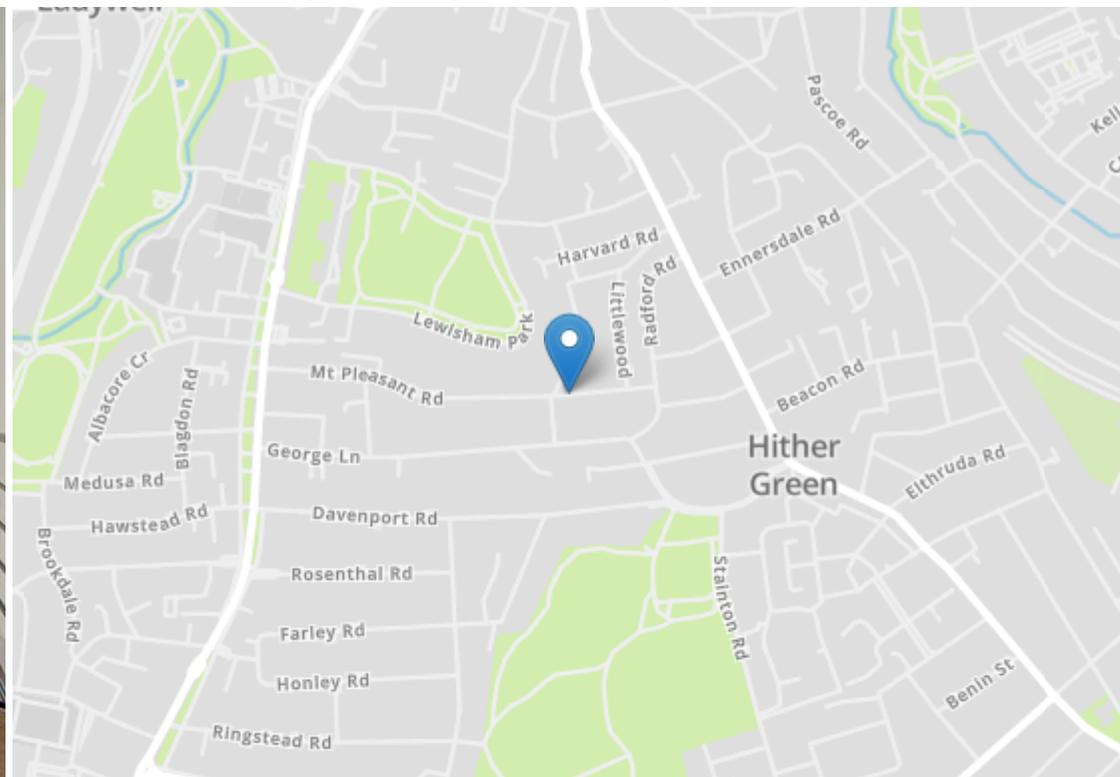
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GROUND FLOOR
NEW LONG LEASE
FRONT AND REAR GARDEN

TWO BEDROOMS
0.5 MI TO HITHER GREEN
STATION
TOTAL FLOOR AREA: 615
SQ.FT





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