

Stanfords
— sales & lettings —



Guide Price £450,000 Share of Freehold

2 bedroom

Leahurst Road

Hither Green

Read all about it...

A beautifully presented two-bedroom flat set on the first floor of a period conversion on Leahurst Road in Hither Green. In excellent condition throughout, this property spans over 820sqft of internal space and consists of a bright reception room, two double bedrooms, a modern kitchen and a three-piece white suite, family bathroom. The flat also benefits from a lovingly maintained south-facing garden.

Ideally situated just 0.3 miles from Hither Green Station, it provides a range of commuter services directly into Central London, including London Bridge in just 10 minutes. Locally the property also benefits from being in close proximity to a variety of amenities, including independent shops, cafes and restaurants, and just a short walk away from the popular Manor Park, with green open spaces, a lake, and tennis courts.

Tenure: Share of Freehold | **Council Tax Band:** Lewisham Band C

FIRST FLOOR

Lounge

16' 1" x 13' 1" (4.90m x 3.99m)

Pendant light, ceiling rose, front facing double glazed windows, fitted shelves, radiator, fireplace, fitted carpet

Bedroom

10' 4" x 11' 4" (3.15m x 3.45m)

Pendant light, rear facing double glazed window, radiator, fitted wardrobe, fireplace, fitted carpet

Kitchen

7' 6" x 8' 0" (2.29m x 2.44m)

Pendant light, side facing double glazed window, matching wall and base units, ceramic sink with drainer and single mixer tap, tile splashback, integrated oven and gas hob, tile flooring

Bathroom

8' 4" x 10' 9" (2.54m x 3.28m)

Pendant light, side facing double glazed window, free standing wash basin, panel enclosed bath/shower, W/C, tile flooring

Bedroom

8' 4" x 10' 9" (2.54m x 3.28m)

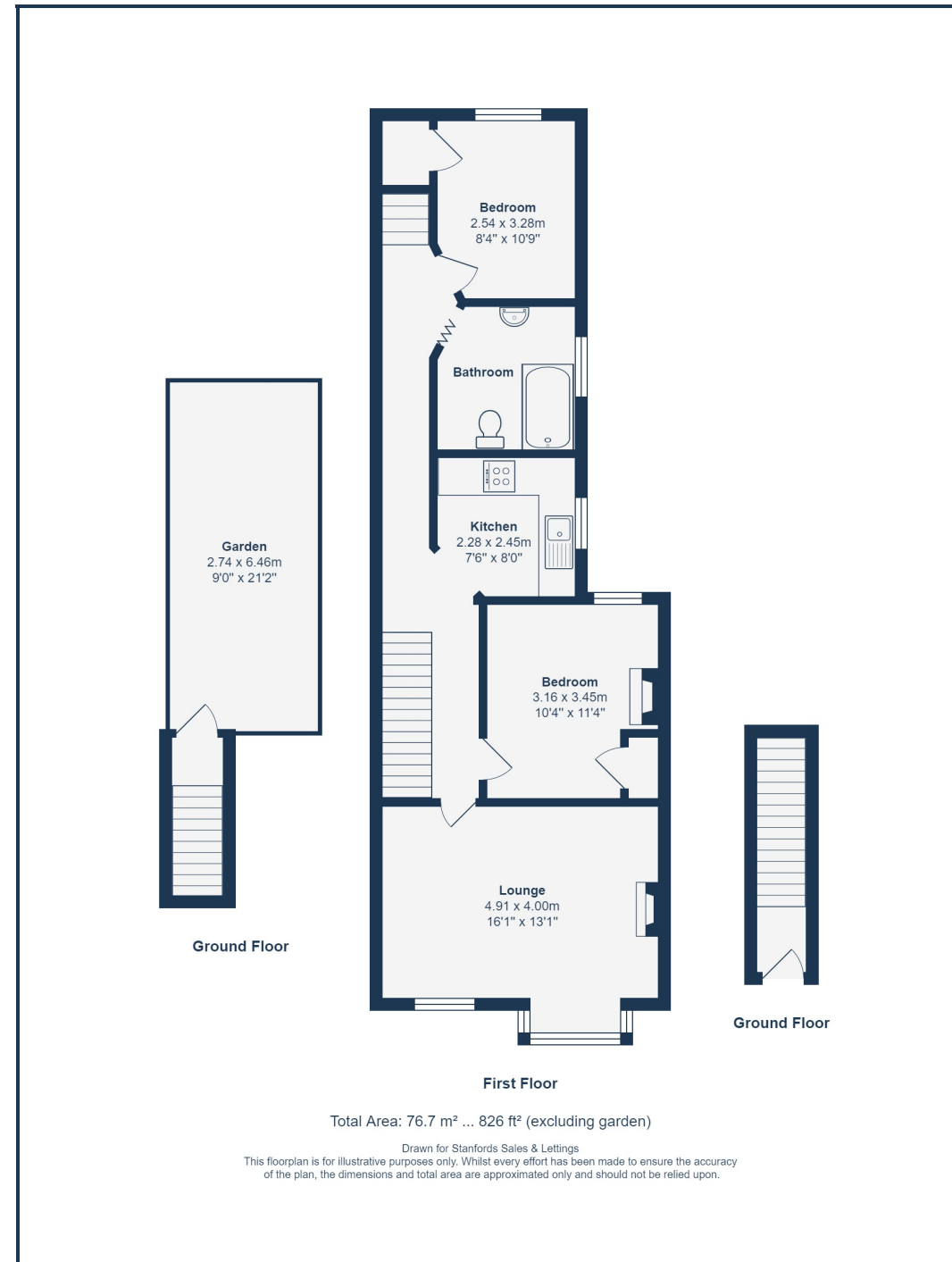
Pendant light, rear facing double glazed window, radiator, fitted carpet

Garden

9' 0" x 21' 2" (2.74m x 6.45m)

Paved seating area, laid lawn, shed

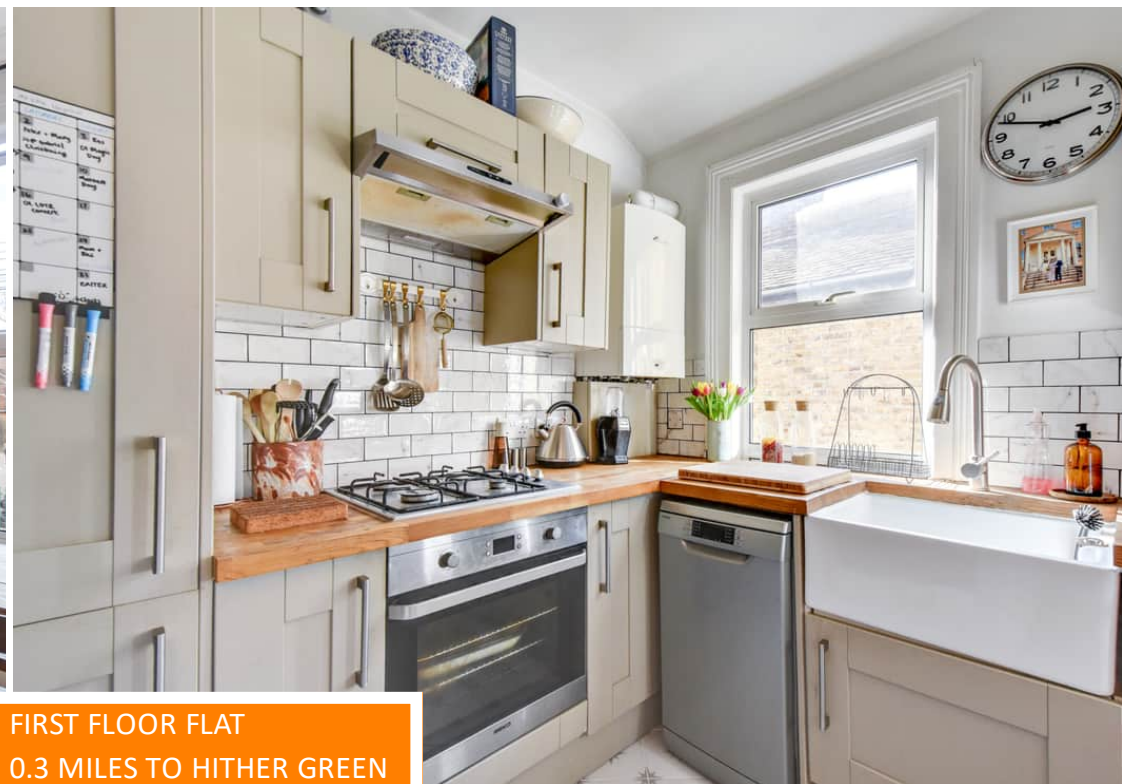
OUTSIDE



Like what you see?

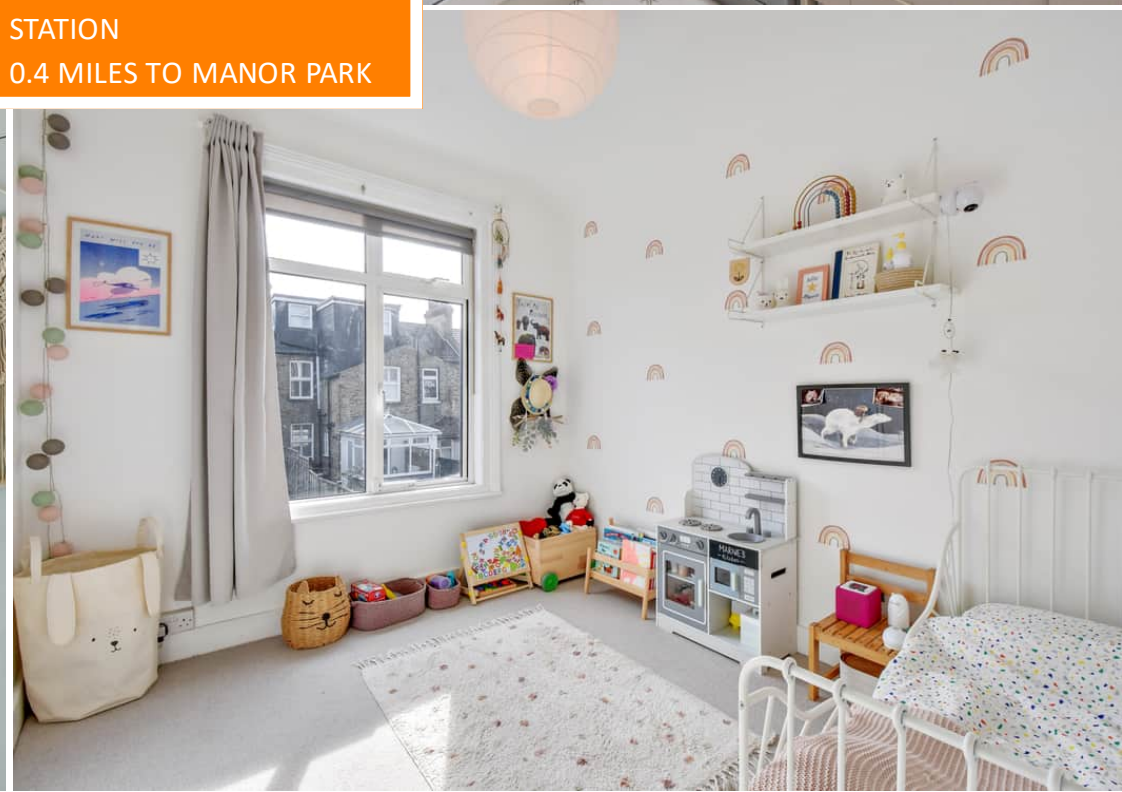
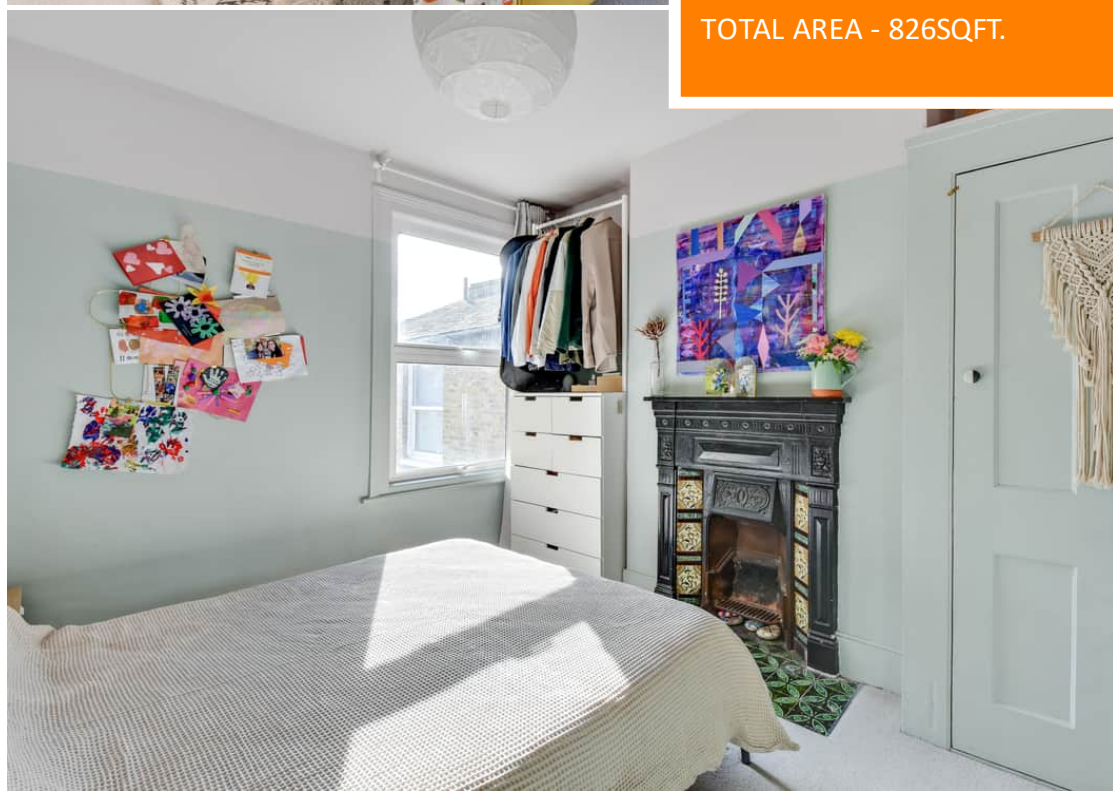
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

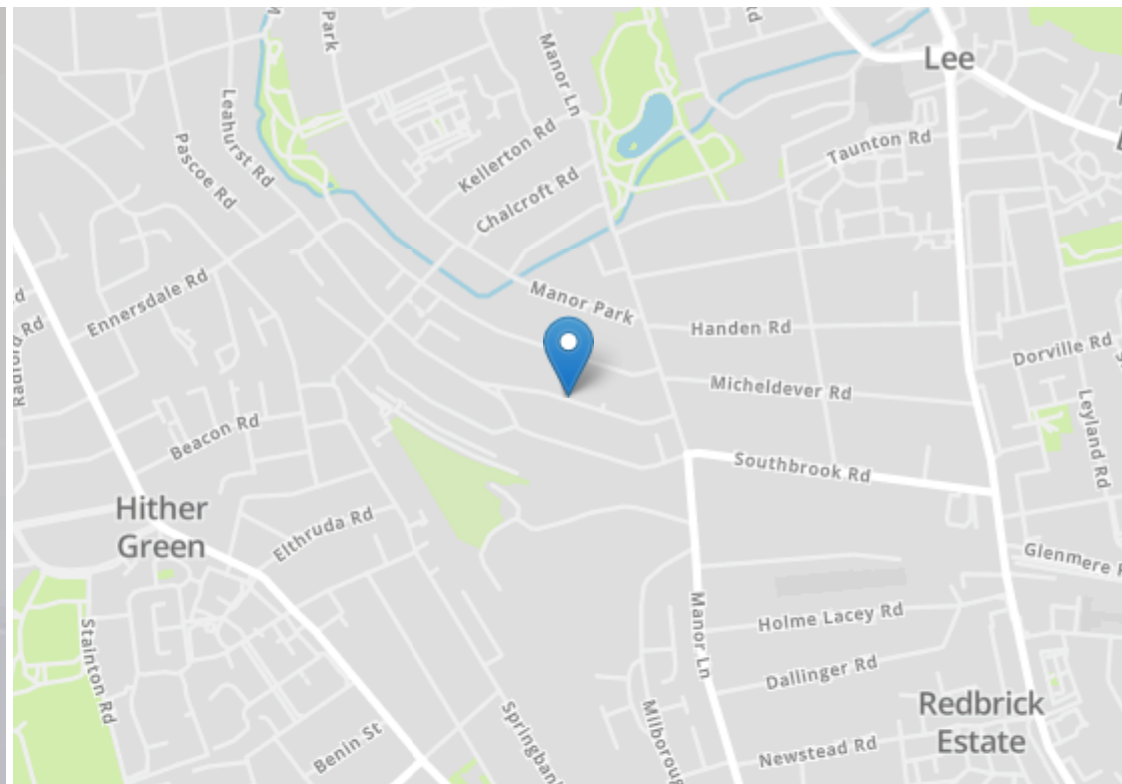
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TWO BEDROOMS
PRIVATE GARDEN
TOTAL AREA - 826SQFT.

FIRST FLOOR FLAT
0.3 MILES TO HITHER GREEN
STATION
0.4 MILES TO MANOR PARK





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