

# Stanfords

— sales & lettings —



**£1,700 pcm**  
2 bedroom flat

Leahurst Road  
Hither Green

# Read all about it...

A newly refurbished two-bedroom first-floor flat located on Leahurst Road, in the heart of Hither Green. This property is ideally situated for friendly local shops, cafes and pubs and is just moments away from Hither Green Station, providing a range of commuter services into Central London - including London Bridge in 10 minutes.

Light, bright and well-presented throughout, this flat consists of a lounge, two bedrooms and a modern kitchen and bathroom suite - with a walk-in shower and bathtub. This property also benefits from access to a shared rear garden.

Offered unfurnished and available to view now.

Lewisham Council Tax Band C

## FIRST FLOOR

### Lounge

Double-glazed windows, fitted blinds, pendant ceiling light, fireplace, radiator, fitted carpet.

### Kitchen

Double-glazed window, ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven, electric hob and extractor hood, washing machine, fridge/freezer, laminate flooring.

### Bedroom

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

### Bedroom

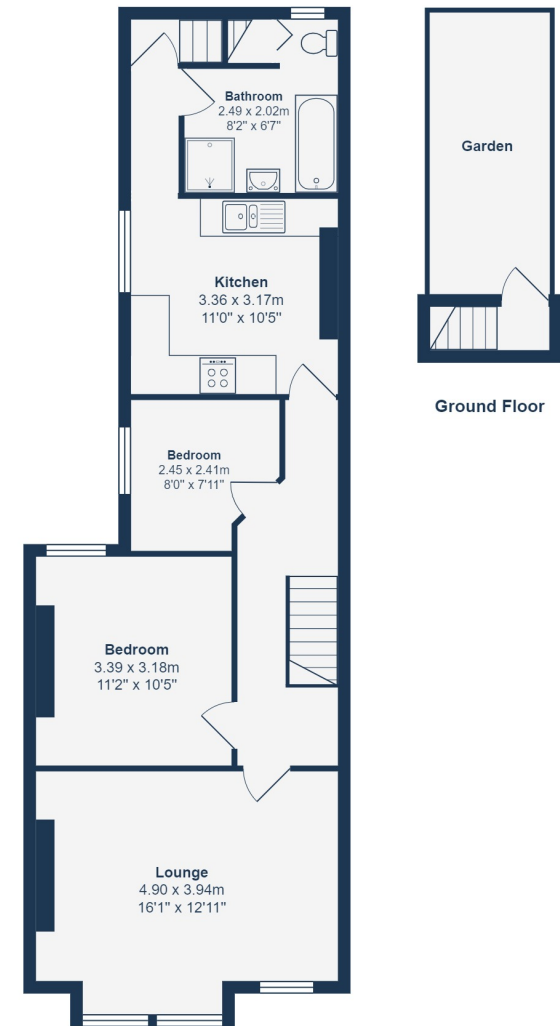
Double-glazed window, fitted blinds, pendant ceiling light, radiator, fitted carpet.

### Bathroom

Double glazed window, ceiling spotlights, walk-in shower, bathtub, washbasin, WC, heated towel rail, cupboard housing combi boiler, tiled flooring.

## OUTSIDE

### Garden



First Floor

Total Area: 65.7 m<sup>2</sup> ... 707 ft<sup>2</sup> (excluding garden)

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?

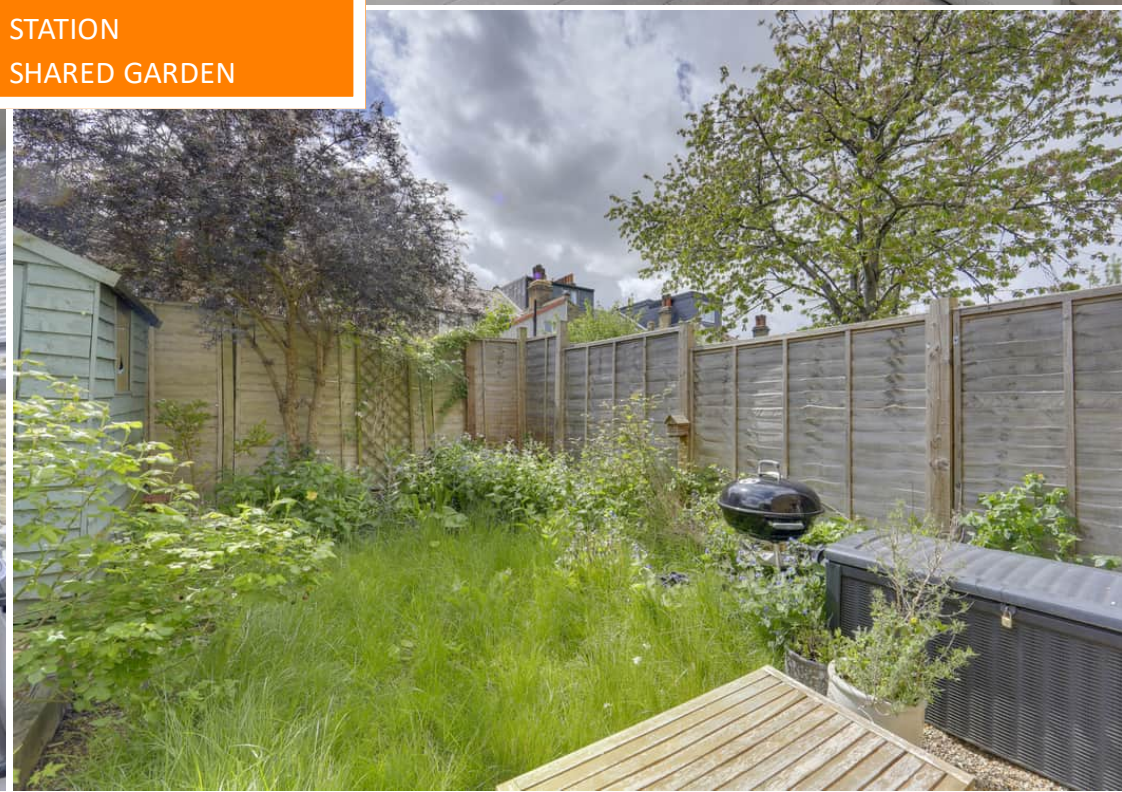
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

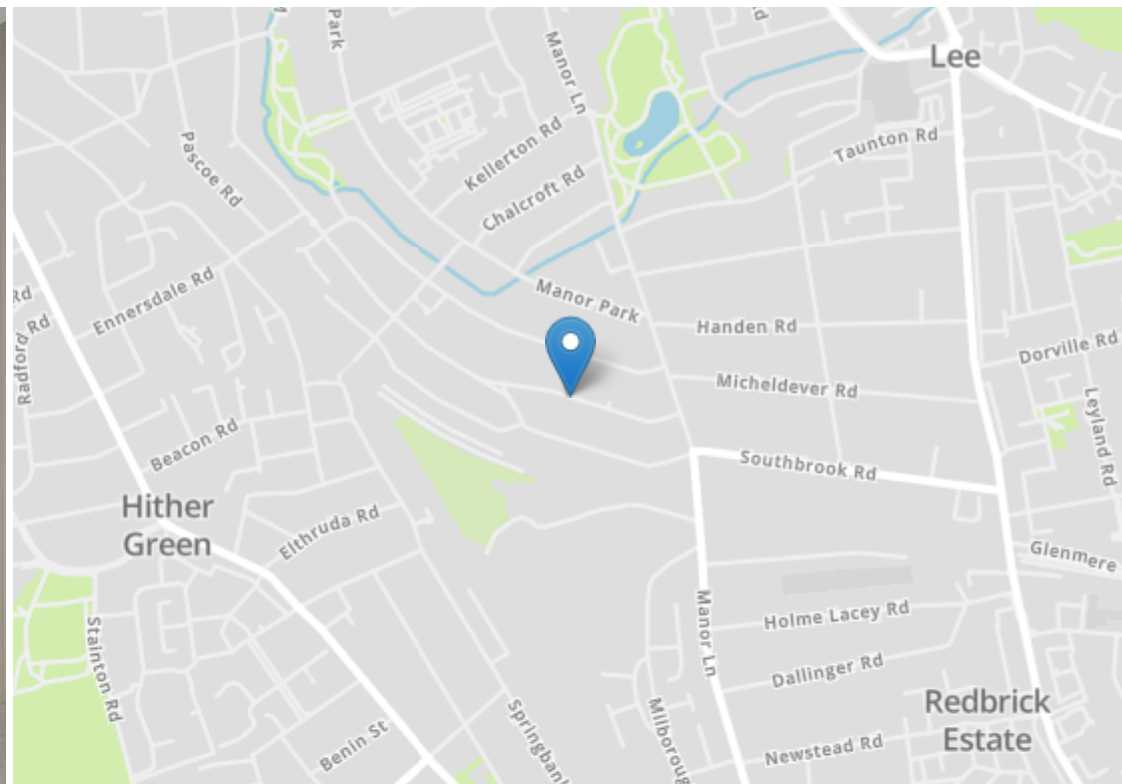
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FIRST FLOOR FLAT  
UNFURNISHED  
AVAILABLE NOW

NEWLY REFURBISHED  
CLOSE TO HITHER GREEN  
STATION  
SHARED GARDEN





### 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>	68	
(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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