

# Stanfords

— sales & lettings —



**Guide Price £350,000 Share of Freehold**

1 bedroom flat

Radford Road

Hither Green



# Read all about it...

Offered to the market with no onward chain, this charming one-bedroom flat benefits from its own front door and a private west-facing garden. Inside, you'll find a beautifully presented flat that retains delightful period features throughout. The bright entrance hall leads to a cosy lounge with a feature fireplace, ornate cornicing, ceiling rose, and bespoke fitted cabinetry. The well-proportioned bedroom also boasts a feature fireplace. To the rear of the property, you'll find a good-sized kitchen with modern units and a built-in breakfast bar, along with a modern bathroom. This property also benefits from a cellar providing plenty of storage space.

Ideal for buyers seeking fast transport links and a vibrant local area, this property is just 0.4 miles from Hither Green Station, offering frequent services to Central London. The local area provides a range of convenient amenities, including a GP practice and a 24-hour gym within walking distance, as well as a diverse array of shops, supermarkets, and exciting places to eat and drink. The popular Mountsfield Park is also just a short walk away, offering green open spaces, tennis courts, a bowling green, and a cafés

**Tenure:** Share of Freehold (106years remaining on lease) | **Service Charge & Ground Rent:** N/A | **Council Tax:** Lewisham band B

## GROUND FLOOR

### Lounge

13' 7" x 10' 2" (4.14m x 3.10m)

Double-glazed sash bay windows, chandelier ceiling light, cast iron fireplace, alcove cabinetry, radiator, fitted carpet.

### Kitchen

10' 10" x 9' 11" (3.30m x 3.02m)

Double-glazed sash window, ceiling light, fitted kitchen units with breakfast bar, 1.5 bowl sink with mixer tap and drainer, plumbing for washing machine and dishwasher, integrated oven with gas hob and extractor hood, combi boiler, electric wood burning stove, tile flooring.

### Bedroom

10' 9" x 10' 2" (3.28m x 3.10m)

Double-glazed sash window, pendant ceiling light, cast iron fireplace, radiator, fitted carpet.

### Bathroom

10' 0" x 4' 2" (3.05m x 1.27m)

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

### CELLAR

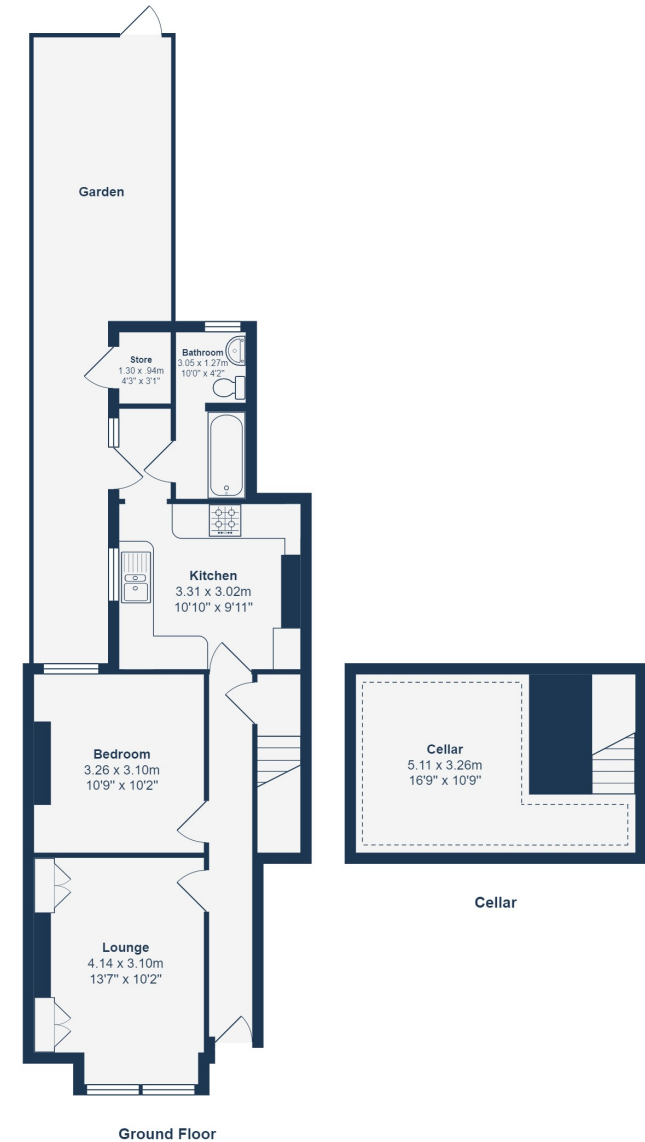
### Cellar

16' 9" x 10' 9" (5.11m x 3.28m)

### OUTSIDE

### Garden

Concrete patio leading lawn area with mixed shrub borders and gravel pathway, off-street access to rear.



Total Area: 49.0 m<sup>2</sup> ... 528 ft<sup>2</sup> (excluding cellar)

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?

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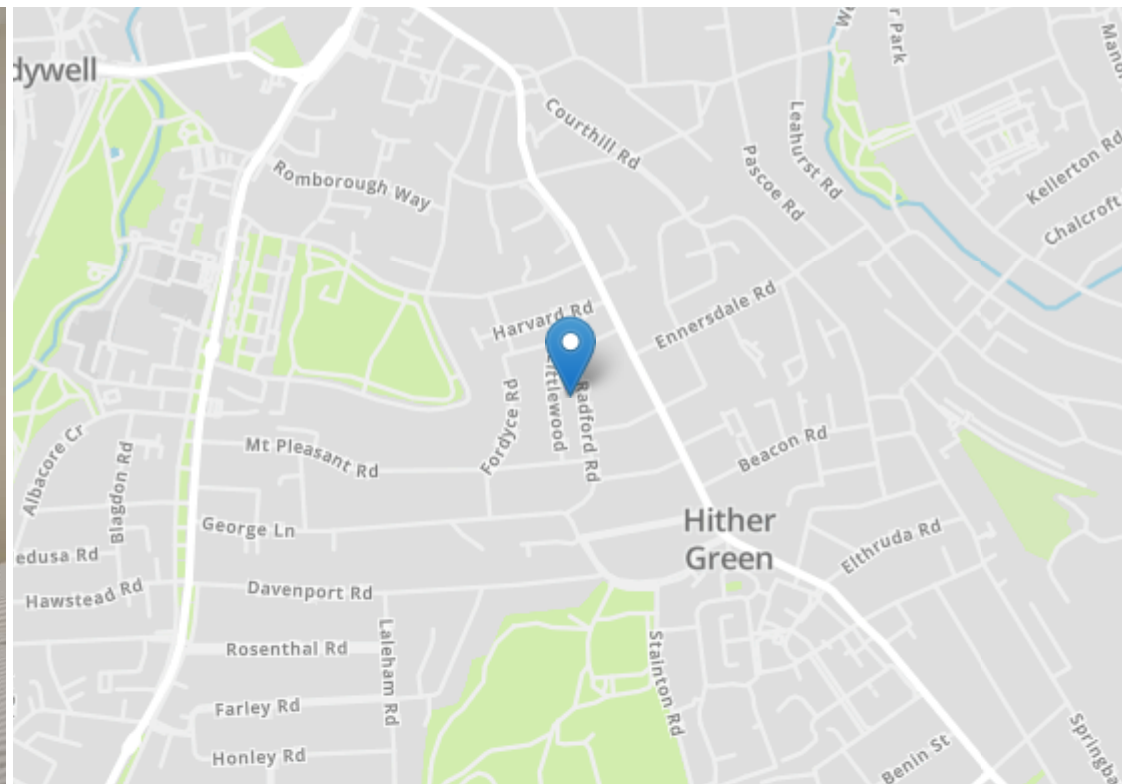


GROUND FLOOR FLAT  
MODERN KITCHEN & BATHROOM  
0.4MI FROM HITHER GREEN  
STATION

PRIVATE WEST FACING GARDEN  
CELLAR STORAGE SPACE  
CLOSE TO MOUNTSFIELD PARK  
STATION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(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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