



£1,800 pcm Leasehold
2 bedroom flat

8 Leamington Villas
Longhurst Road

Read all about it...

A fantastic two-bedroom ground-floor flat with a private garden! Located on Longhurst Road, this property is ideally situated for good nurseries and schools, including the outstanding rated Bridishe Manor Primary School, 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 comprises two good-sized bedrooms, a family bathroom and an open-plan lounge and kitchen to the rear, with direct access to a beautifully kept private garden.

Offered part-furnished and available to view immediately.

Council Tax - Lewisham Band B

GROUND FLOOR

Lounge/Kitchen

16' 3" x 9' 11" (4.95m x 3.02m)

Double and single doors to back garden, ceiling lights, electric fireplace, radiator, fitted kitchen units, sink with mixer tap, dishwasher, washing machine, fridge/freezer, oven and grill with gas hob, extractor hood, combi boiler, wood flooring.

Bedroom

13' 1" x 10' 7" (3.99m x 3.23m)

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

Bedroom

10' 10" x 10' 7" (3.30m x 3.23m)

Double-glazed window, pendant ceiling light, built-in cupboard, fireplace, radiator, fitted carpet.

Bathroom

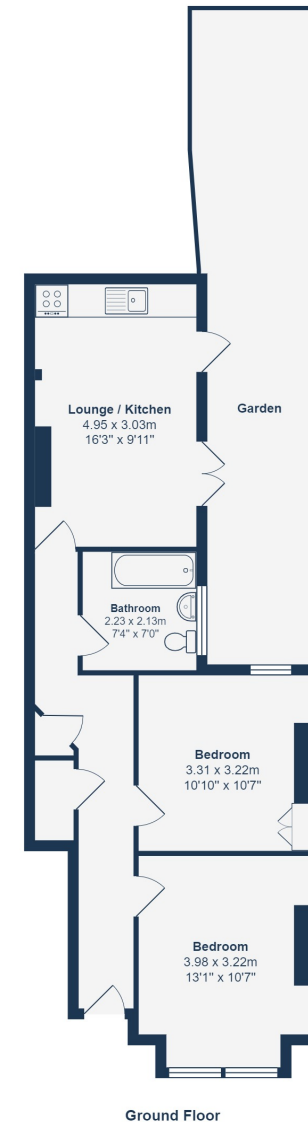
7' 4" x 7' 0" (2.24m x 2.13m)

Obscured window, ceiling light, bathtub with shower and screen, pedestal washbasin, WC, radiator, vinyl flooring.

OUTSIDE

Garden

Private garden with raised decking to rear.



Total Area: 55.1 m² ... 593 ft² (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?

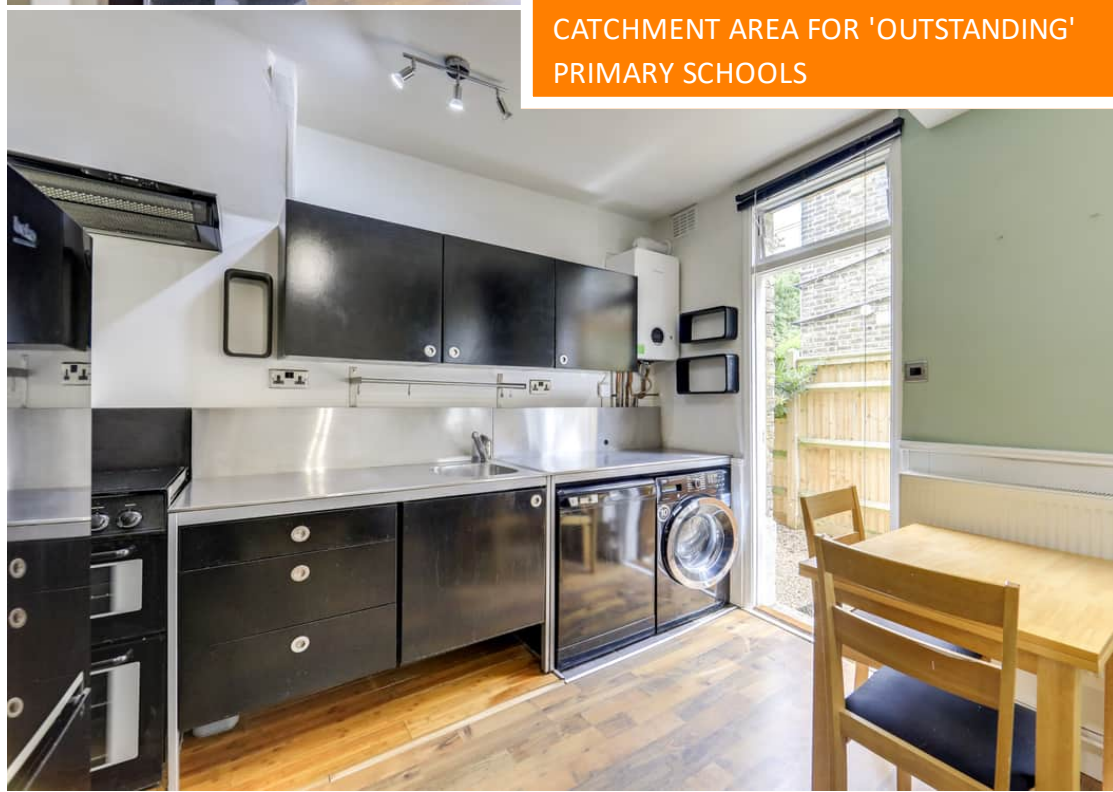
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

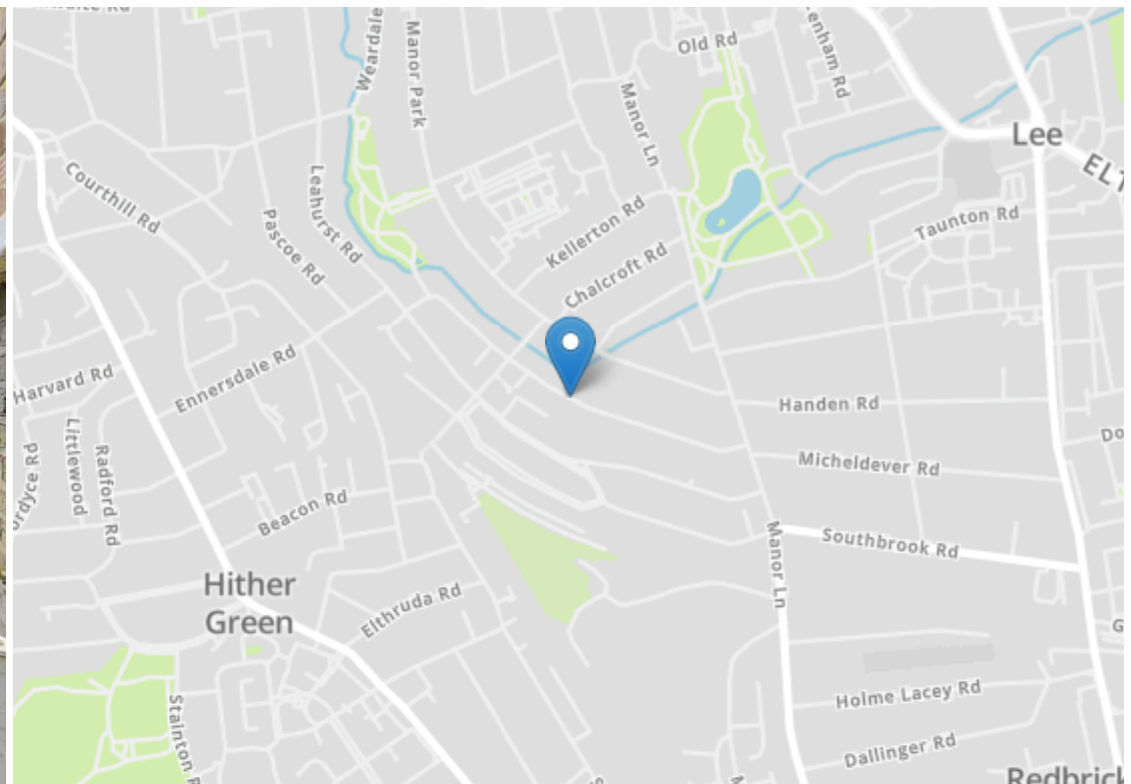
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GROUND FLOOR FLAT
PART-FURNISHED
CATCHMENT AREA FOR 'OUTSTANDING'
PRIMARY SCHOOLS

TWO DOUBLE BEDROOMS
PRIVATE GARDEN
CLOSE TO HITHER GREEN STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(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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