

Stanfords
— sales & lettings —



Guide Price £700,000 Freehold
3 bedroom town house

Chiltonian Mews
Hither Green

Read all about it...

Offered to the market with no onward chain, this impressive three-bedroom townhouse, featuring a private roof terrace and garage, is situated in the sought-after Chiltonian Mews development. Perfectly positioned just a stone's throw from Hither Green Station, the property provides excellent transport links into Central London. The vibrant local area offers a wealth of amenities, including popular independent shops, supermarkets, and a diverse range of restaurants and cafés, all within walking distance. Hither Green is also highly regarded by families due to its excellent nurseries and schools. Additionally, the beautiful open spaces of Mountsfield Park and Manor House Gardens are just a short stroll away, offering a perfect blend of convenience and quality of life.

Arranged over three spacious floors, the home provides versatile living spaces throughout. The ground floor welcomes you with an inviting entrance hall leading to the first of three double bedrooms, which benefits from an ensuite shower room and direct access to a private courtyard. This level also includes a utility closet and internal access to the garage, adding practicality and convenience. On the first floor, two further bedrooms provide comfortable accommodation. The master bedroom features built-in wardrobes and an ensuite bathroom, while a modern shower room serves the second bedroom. The second floor is dedicated to an expansive open-plan living room and kitchen with modern units and integrated appliances, flooded with natural light. This versatile space is ideal for both entertaining and everyday family life, seamlessly connecting to the private roof terrace. The terrace creates an idyllic setting for alfresco dining, sun-soaked lounging, or simply unwinding outdoors.

Stylish and thoughtfully designed, this townhouse is an excellent opportunity for buyers seeking a modern, move-in-ready home in a vibrant and well-connected community.

Tenure: Freehold | **Council Tax:** Lewisham band E

NO ONWARD CHAIN
PRIVATE ROOF TERRACE &
COURTYARD
MODERN DEVELOPMENT

OPEN PLAN LIVING SPACE
INTEGRAL GARAGE
CLOSE TO HITHER GREEN
STATION



Like what you see?

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



GROUND FLOOR

Entrance Hall

Pendant ceiling light, utility cupboard, radiator, laminate wood flooring.

Bedroom

17' 9" x 9' 0" (5.41m x 2.74m)

Double-glazed windows and door to courtyard, pendant ceiling light, radiator, laminate wood flooring.

Ensuite

7' 1" x 5' 9" (2.16m x 1.75m)

Inset ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

Garage

15' 5" x 9' 2" (4.70m x 2.79m)

Courtyard

FIRST FLOOR

Bedroom

14' 3" x 10' 2" (4.34m x 3.10m)

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

Bathroom

8' 6" x 7' 1" (2.59m x 2.16m)

Inset ceiling spotlights, bathtub with shower, washbasin, WC, heated towel rail, tile flooring.

Bedroom

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

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

Shower Room

7' 1" x 4' 9" (2.16m x 1.45m)

Inset ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

SECOND FLOOR

Lounge/Kitchen

24' 9" x 13' 9" (7.54m x 4.19m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, oven, electric hob and extractor hood, radiators, laminate wood flooring.

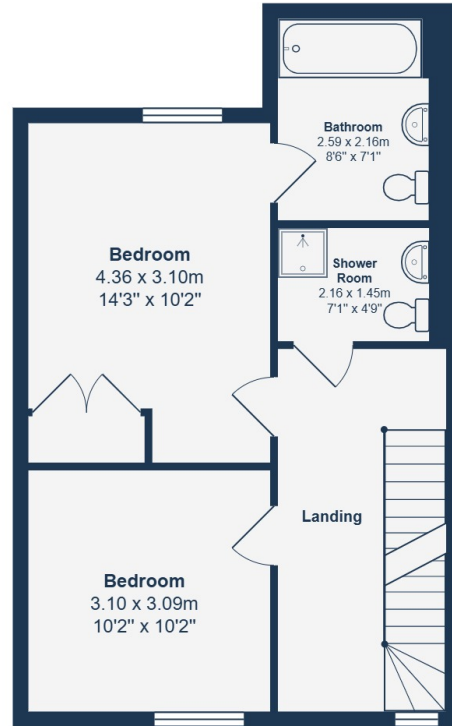
THIRD FLOOR

Roof Terrace

Boiler Room



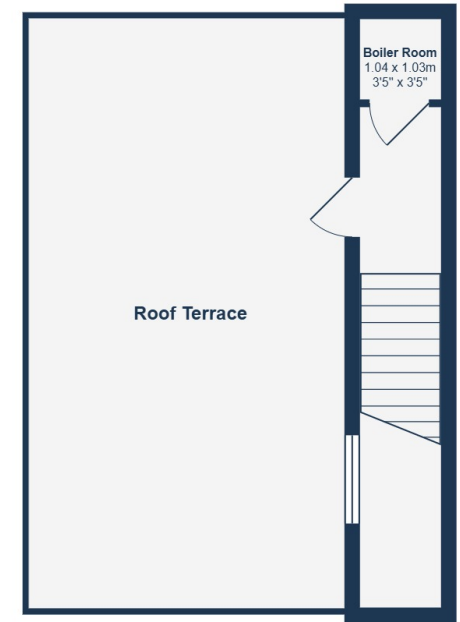
Ground Floor



First Floor



Second Floor



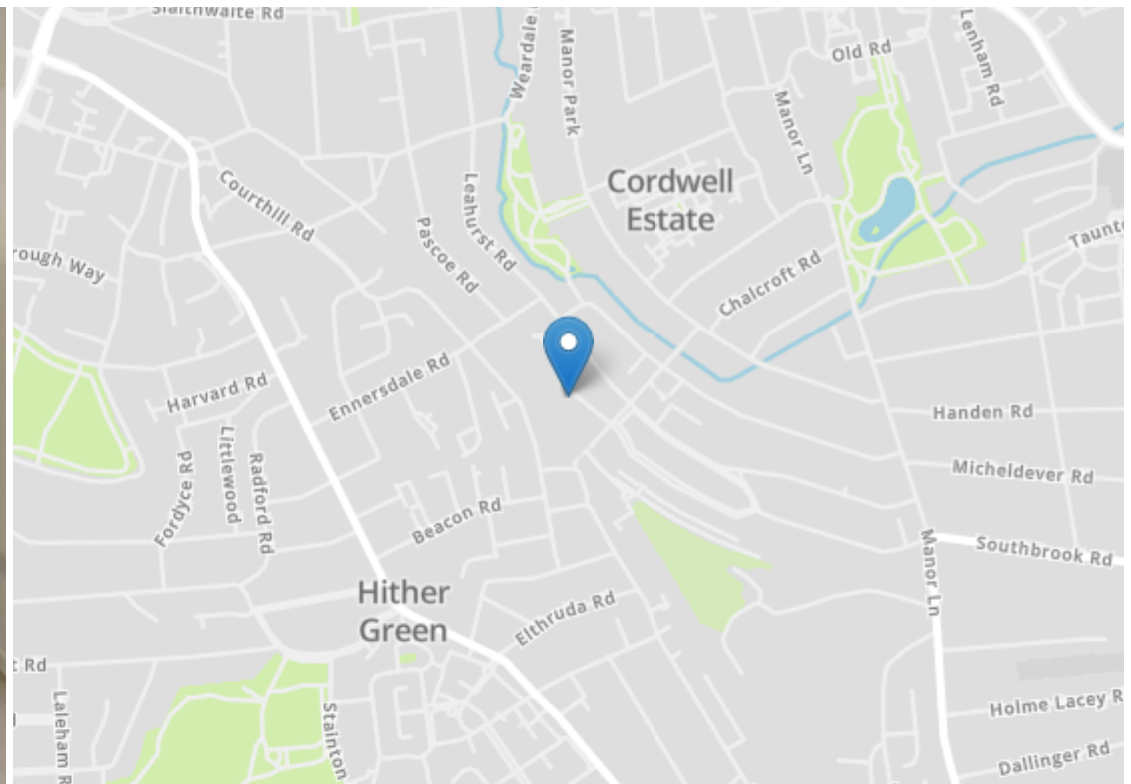
Third Floor

Total Area: 120.9 m² ... 1301 ft² (excluding garage, courtyard & roof terrace)

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.







| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | 78 | |
| (55-68) | D | | |
| (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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