

Stanfords

— sales & lettings —



£425,000

2 bedroom flat

Ennersdale Road

Hither Green

Read all about it...

A fantastic two-bedroom flat ideally located for friendly local shops, cafes and pubs, good nurseries and schools and just moments away from Hither Green Station.

Situated on the ground floor of a period conversion and beautifully presented throughout, this property comprises two good-sized bedrooms, the master benefitting from built-in wardrobes, a large lounge and walk through utility area leading to the newly fitted bathroom suite and a modern kitchen with French doors opening out to the private south-facing garden.

Tenure: Share of Freehold (900+ years remaining on lease) | **Service Charge:** n/a | **Ground Rent:** n/a | **Council Tax:** Lewisham Band B

GROUND FLOOR

Lounge

Double-glazed bay windows and door to garden, ceiling light fitting, radiators, wood flooring.

Kitchen

Double-glazed windows, French doors to garden, ceiling light fitting, fitted kitchen units, sink with mixer tap and drainer, integrated gas hob, extractor hood, oven and microwave, vinyl flooring.

Utility

Double-glazed window, plumbing for dishwasher/washing machine, boiler, vinyl flooring.

Bedroom

Double-glazed bay windows, pendant ceiling light, fitted wardrobes, radiator, wood flooring.

Bedroom

Double-glazed windows, pendant ceiling light, radiator, wood flooring.

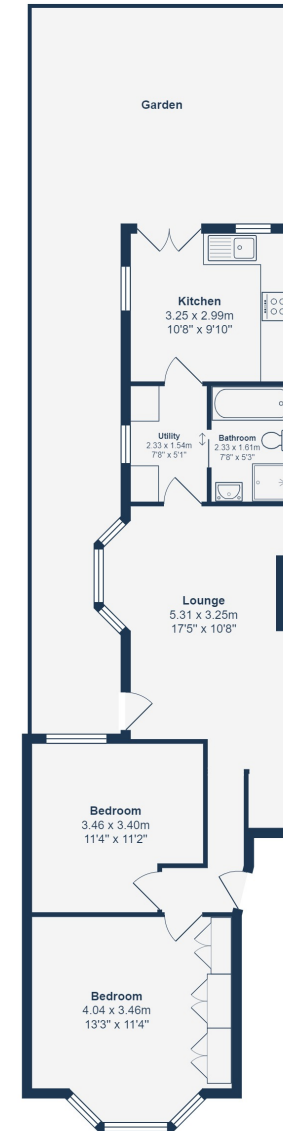
Bathroom

Ceiling light, walk-in shower with overhead and handheld showers, bathtub, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

OUTSIDE

Garden

Gated side access, lawn with seating area to rear.



Ground Floor
Total Area: 66.2 m² ... 713 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@stanfordestates.london to arrange a viewing or request further information

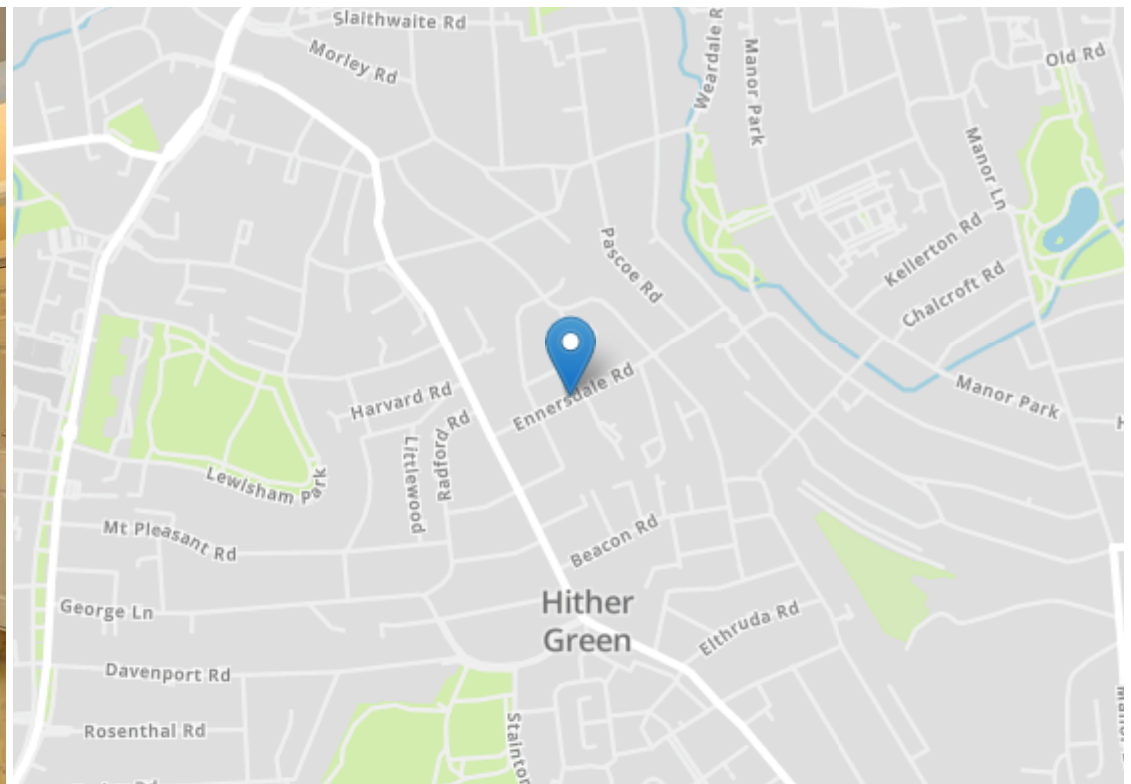
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TWO DOUBLE BEDROOMS
PRIVATE SOUTH FACING GARDEN
SHARE OF FREEHOLD

NEW BATHROOM
UTILITY ROOM
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		76
(55-68)	D	61	
(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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