

# Stanfords

— sales & lettings —



**Guide Price £350,000**

2 bedroom flat

Hither Green Lane

Hither Green

## Read all about it...

This beautiful 2 bedroom flat is new to the market - sitting in a beautiful double fronted period property, this flat retains much of its charm while also being fitted with all of the modern conveniences. Walking through the door you will immediately notice the neutral and tasteful decorations throughout, leaving you a real opportunity to make your mark on this flat.

The property features two large bedrooms, both with an abundance of natural light, allowing for each room to feel spacious and inviting. Heading into the lounge there is another large room, with plenty of storage space seamlessly built in for convenience as well as form. The kitchen and bathroom offer more of the same; modern function without sacrificing the general aesthetic of the flat.

This is your opportunity to move into a real up-and-coming area, located in a great place for public transport links as well as local shopping conveniences this is one you won't want to miss - call us to book a viewing now!

### GROUND FLOOR

#### Entrance Hall

Pendant ceiling light, fitted carpet.

### FIRST FLOOR

#### Landing

Pendant ceiling light, sash window, fitted carpet.

#### Reception Room

4.15m x 3.45m (13' 7" x 11' 4")

Pendant ceiling light, sash bay window with wooden shutters, dado rail, alcove shelving, radiator, laminate flooring.

#### Kitchen

2.61m x 1.92m (8' 7" x 6' 4")

Spotlights, sash window, matching base units, laminate work top, tiled splashback, electric oven, induction hob with overhead fan extractor, granite sink with drainer, tiled flooring.

#### Bedroom`

3.34m x 3.18m (10' 11" x 10' 5")

Pendant ceiling light, sash bay window, radiator, laminate flooring.

#### Bedroom

Pendant ceiling light, sash bay window with wooden shutters, radiator, fitted carpet.

#### Bathroom

2.05m x 1.62m (6' 9" x 5' 4")

Ceiling circular light, bathtub with glass screen, sink, tiled splashback, heated towel rail, tiled flooring.



Total Area: 52.0 m<sup>2</sup> ... 560 ft<sup>2</sup>

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](mailto:hithergreen@stanfordestates.london) to arrange a viewing or request further information

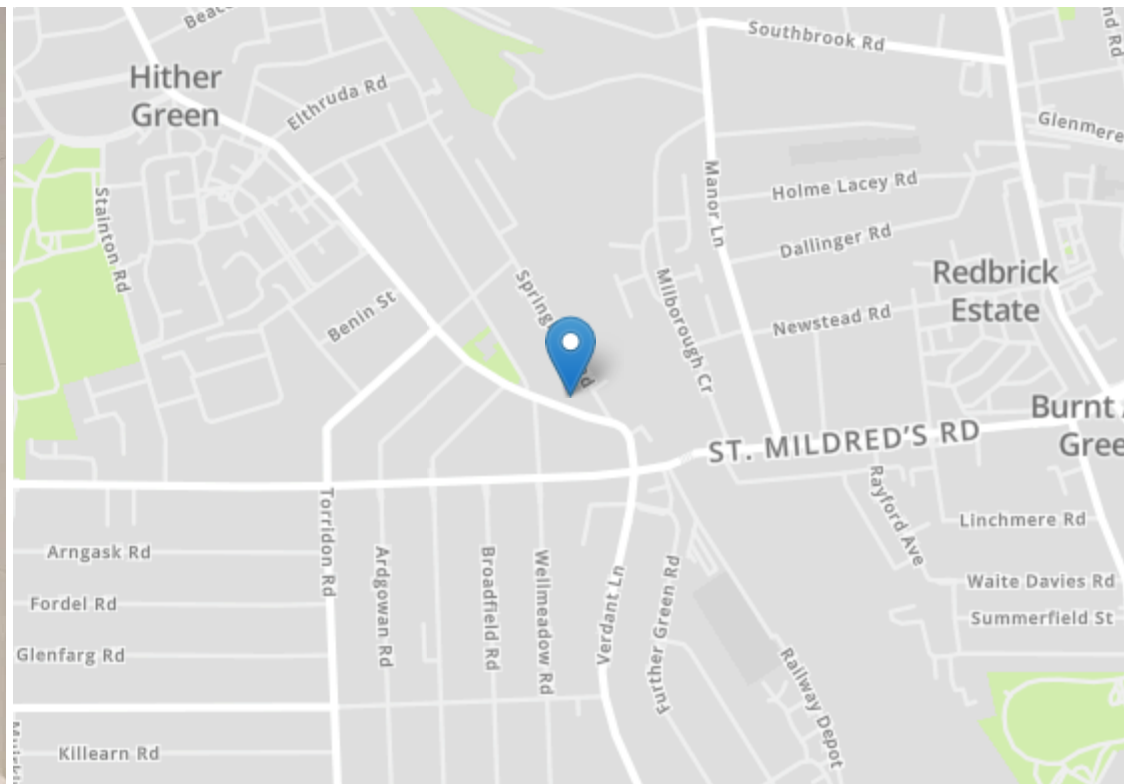
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2 BEDROOM FLAT  
MODERN KITCHEN & BATHROOM  
LOTS OF NATURAL LIGHT

0.5 MI TO HITHER GREEN  
STATION  
NEAR PARK AND LOCAL SHOPS  
TOTAL AREA - 560SQFT





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	80

EU Directive 2002/91/EC



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