

Stanfords
— sales & lettings —



£390,000

1 bedroom flat

Theodore Road
Hither Green

Read all about it...

A beautifully presented one-bedroom flat on Theodore Road, a quiet residential street ideally located just 0.4 miles from Hither Green Station, providing a range of commuter services into Central London, including London Bridge in 10 minutes and in close proximity to a variety of amenities including friendly local shops, cafes and restaurants and the beautiful open spaces of Mountsfield Park.

Set on the ground floor of a period conversion and benefitting from a well-maintained private garden, this property consists of a cosy lounge, with beautiful period features and a modern kitchen with space for dining. To the rear of the property, you'll find a good-sized double bedroom with built-in storage and the bathroom boasting a spacious walk-in shower.

Tenure: Leasehold (990 years remaining) | **Service Charge:** approx. £28pm | **Ground Rent:** £10pa | **Council Tax:** Lewisham band B

GROUND FLOOR

Lounge

13' 10" x 11' 6" (4.22m x 3.51m)

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

Kitchen

13' 3" x 11' 10" (4.04m x 3.61m)

Door leading to garden, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven, gas hob and extractor hood, plumbing for washing machine, wall radiator, tiled flooring.

Bedroom

11' 7" x 10' 0" (3.53m x 3.05m)

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator, wood flooring.

Bathroom

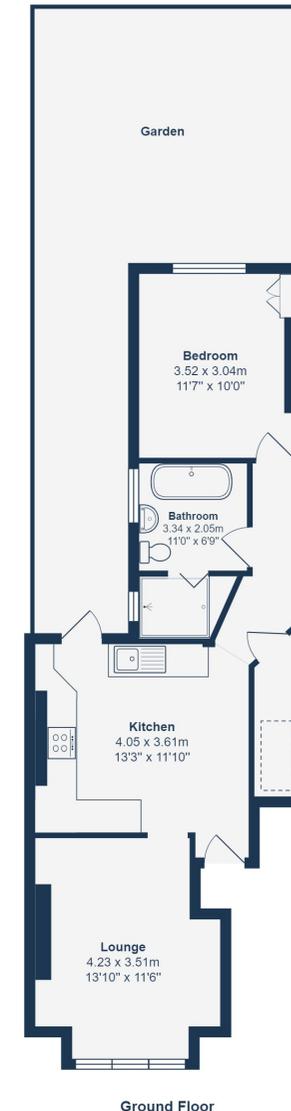
11' 0" x 6' 9" (3.35m x 2.06m)

Double-glazed window, flush ceiling light, bathtub with handheld shower, walk-in shower, wall-mounted sink, WC, heated towel rail, tiled flooring.

OUTSIDE

Garden

Mostly lawn, with patio and shed to rear.

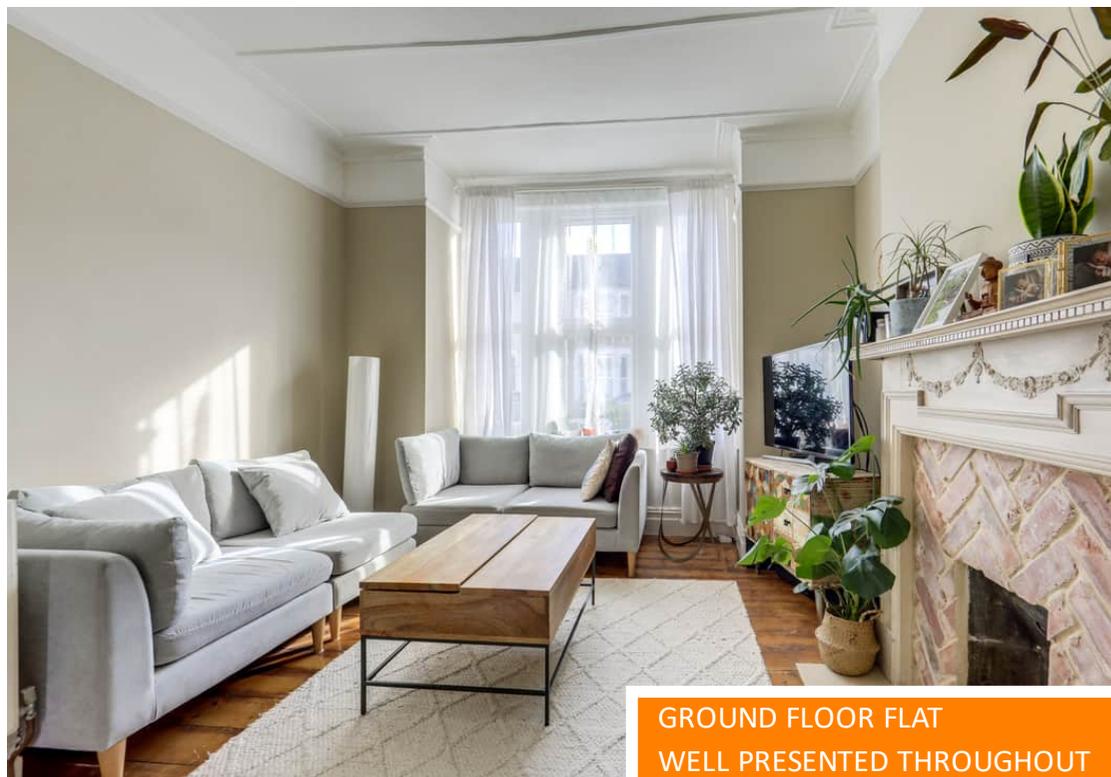


Total Area: 53.0 m² ... 570 ft² (excluding garden)
All measurements are approximate and for display purposes only

Like what you see?

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

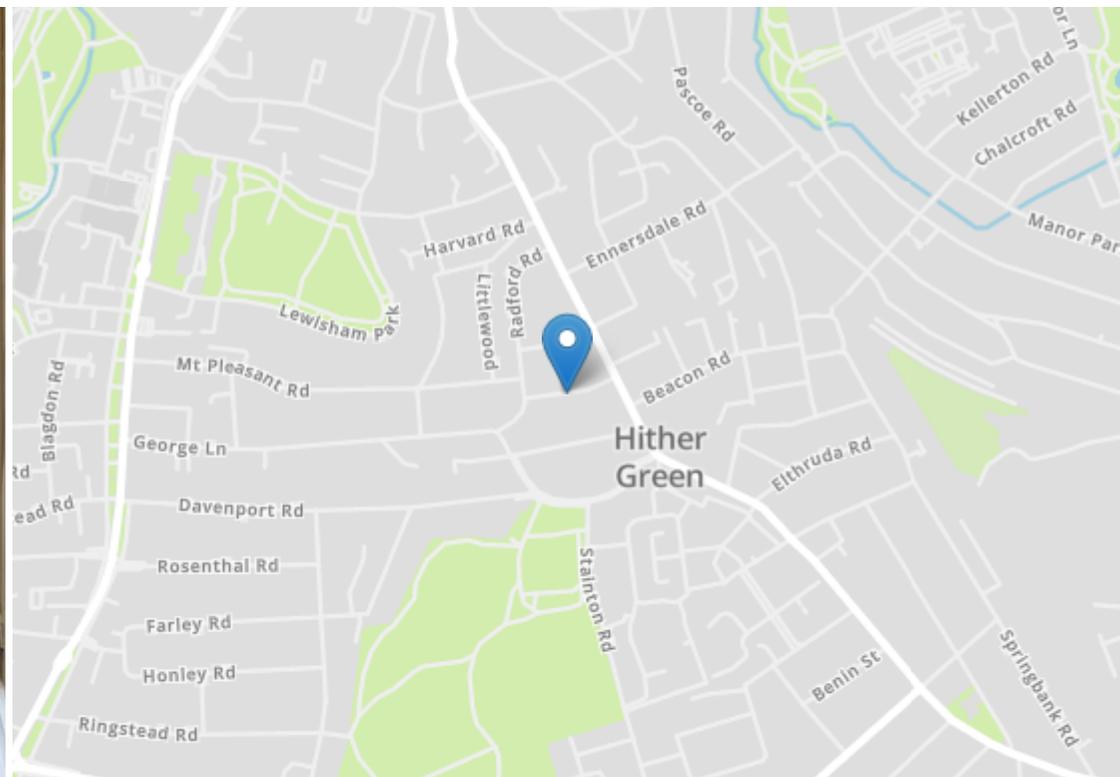
www.stanfordstates.london



GROUND FLOOR FLAT
WELL PRESENTED THROUGHOUT
TOTAL AREA - 570SQFT.

PRIVATE GARDEN
LONG LEASE - 900+ YEARS
0.4 MI TO HITHER GREEN
STATION





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.