

# Stanfords

— sales & lettings —



**£1,600 pcm**  
2 bedroom flat

Old Road  
Hither Green



# Read all about it...

A three bedroom top floor maisonette located on Old Road, conveniently just a short walk from Hither Green Station and local shops. This area offers peaceful residential living with all the benefits that Hither Green has to offer.

The property sits on top of an impressive Victorian building with over 800sqft and comprises; A large hallway with enough space for creating a lovely dining area and eaves storage, a spacious lounge at the front, two well-proportioned double bedrooms at the back, one of which includes eaves storage, a third bedroom ideal for a study, a kitchen & a three-piece white suite.

The property has the additional benefit of being available immediately and newly decorated, part-furnished.

## TOP FLOOR

### Entrance Hall

Double glazed window to side, radiator, laminate wood floor.

### Hallway

Skylight window, radiator, eaves storage, laminate wood floor.

### Lounge

Double glazed window to back, radiator, fitted carpet, sofa, bookcase.

### Kitchen

Double glazed window to side, matching wall and base units, stainless sink with mixer tap, gas hob, oven, fridge/freezer, washing machine, boiler, radiator, tile effect floor, tiled splash-back.

### Bedroom

Double glazed window to front, two radiators, fitted carpet, double bed, wardrobe.

### Bedroom

Double glazed window to side, radiator, eaves storage, fitted carpet, double bed, bedside table.

### Study

Double glazed window to side, radiator, laminate wood floor, table, chest of drawers

### Bathroom

Double glazed window to front, three piece white suite comprising of panel enclosed bath with shower attachment, wall mounted wash basin, low level WC, extractor fan, tile effect floor, tiled walls.



Top Floor

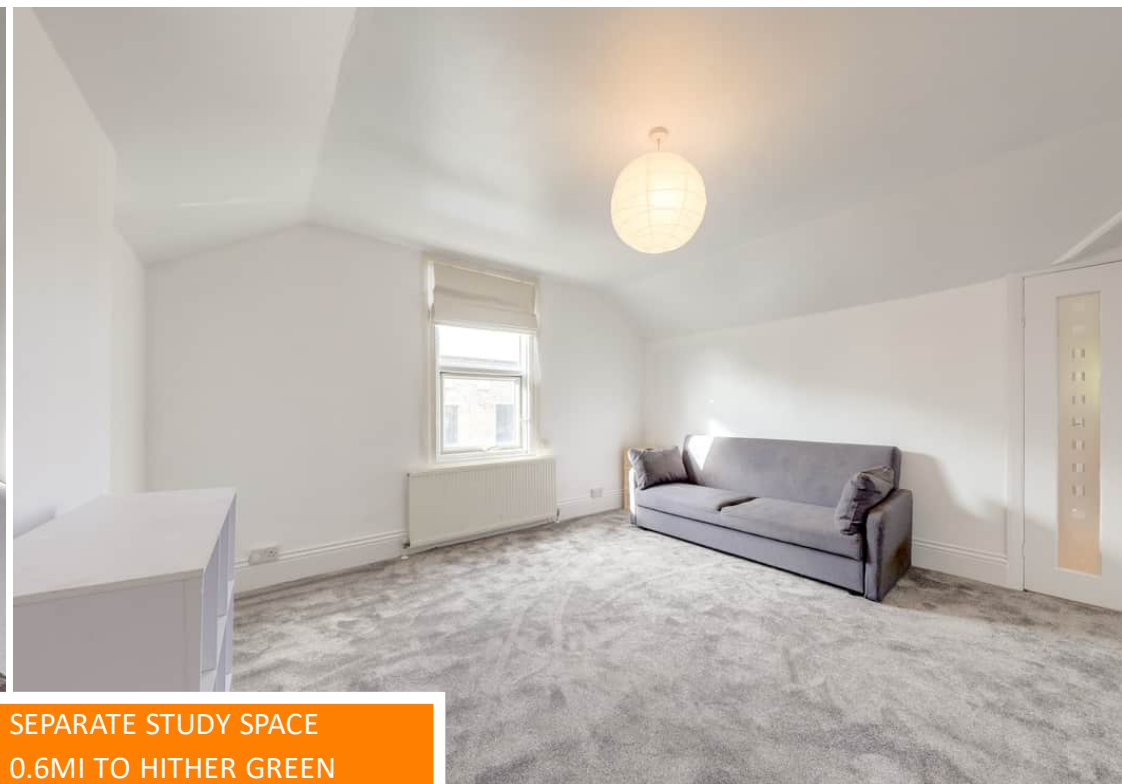
Total Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup> (excluding eaves storage)

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

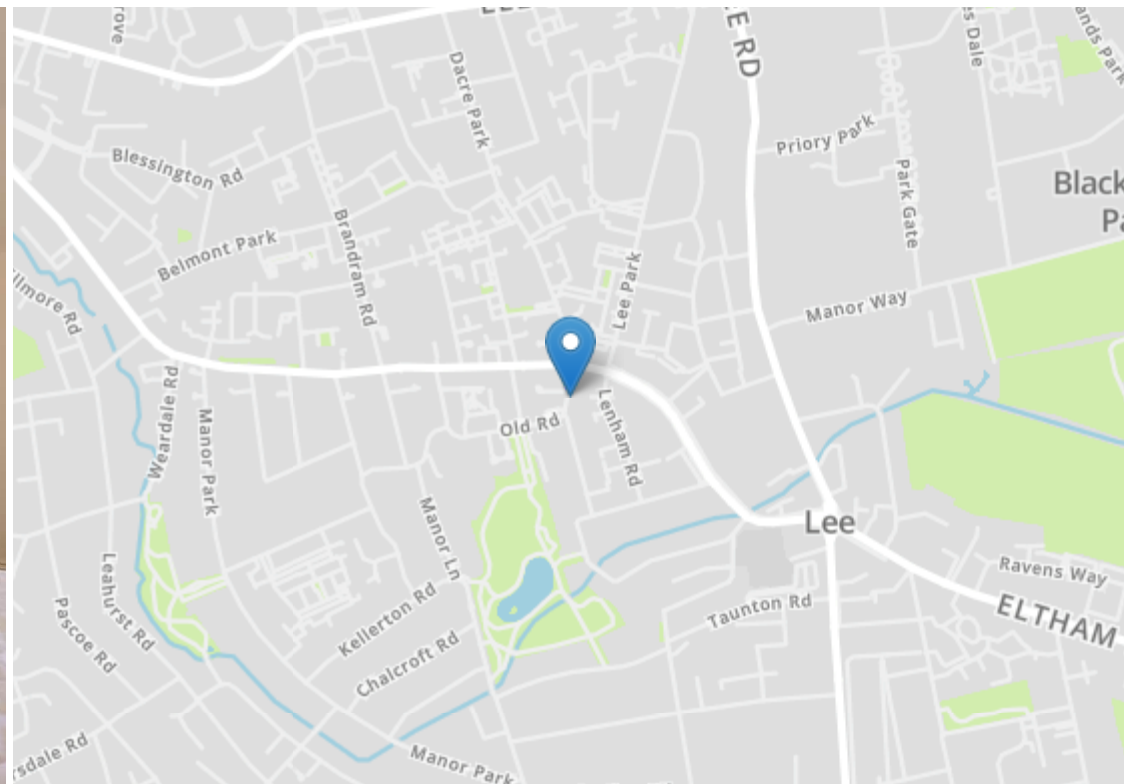
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TWO DOUBLE BEDROOM FLAT  
APPROX. 818SQFT  
PART-FURNISHED

SEPARATE STUDY SPACE  
0.6MI TO HITHER GREEN  
STATION  
AVAILABLE IMMEDIATELY





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>	73	79
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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