



Stanfords
— sales & lettings —

Guide Price £525,000 Leasehold

2 bedroom flat

Theodore Road
Hither Green

Read all about it...

This beautifully presented ground floor maisonette boasts a private south-facing garden, light and modern decor throughout, and is offered to the market with no onward chain.

With its own private entrance, the welcoming entrance hall leads to a bright lounge showcasing delightful period features, including an elaborate ceiling rose and cornicing, bay windows, and a classic cast iron fireplace. Further along the hall, the spacious kitchen/diner has been cleverly designed to provide ample room for dining, entertaining, and everyday living. This property also features two well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes that offer generous storage space, and a modern bathroom equipped with contemporary fittings and finishes.

Stepping outside, the lovingly maintained south-facing garden provides the perfect spot for alfresco dining or lounging in the sun.

Ideal for buyers seeking fast transport links and a vibrant local area, this property is conveniently located just 0.3 miles from Hither Green Station, offering frequent services into Central London. You'll find a range of convenient amenities, including a GP practice, pharmacy, and a 24-hour Anytime Fitness gym within walking distance, as well as a diverse array of shops, supermarkets, and exciting places to eat and drink. Popular with families, Hither Green is well-served by good nurseries and schools and offers plenty of beautiful open spaces, including the popular Mountsfield Park just a short stroll away.

An exciting opportunity for buyers seeking a move-in-ready property in the heart of Hither Green.

Tenure: Leasehold (98 years remaining) | **Service Charge:** None | **Ground Rent:** £300 per year | **Council Tax:** Lewisham band C

GROUND FLOOR FLAT
SPACIOUS KITCHEN/DINER
LIGHT & MODERN DECOR

CHAIN FREE
PRIVATE SOUTH-FACING GARDEN
APPROX 803SQFT.



Like what you see?

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to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Pendant ceiling light, storage cupboard, radiator, wood flooring,

Lounge

15' 7" x 11' 8" (4.75m x 3.56m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, cast iron fireplace, column radiator, wood flooring.

Kitchen/Diner

15' 7" x 13' 0" (4.75m x 3.96m)

Double-glazed windows and door to garden, inset ceiling spotlights, track ceiling light, pendant ceiling light, fitted kitchen units, farmhouse style sink with mixer tap, plumbing for dishwasher and washing machine, integrated oven, gas hob and extractor hood, cupboard enclosed boiler, storage cupboard, column radiator, tile flooring to kitchen, wood flooring.

Bedroom

11' 5" x 10' 9" (3.48m x 3.28m)

Double-glazed windows, plantation shutters, pendant ceiling light, built-in wardrobes, radiator, fitted carpet.

Bedroom

10' 4" x 9' 6" (3.15m x 2.90m)

Double-glazed windows, plantation shutters, pendant ceiling light, fitted carpet.

Bathroom

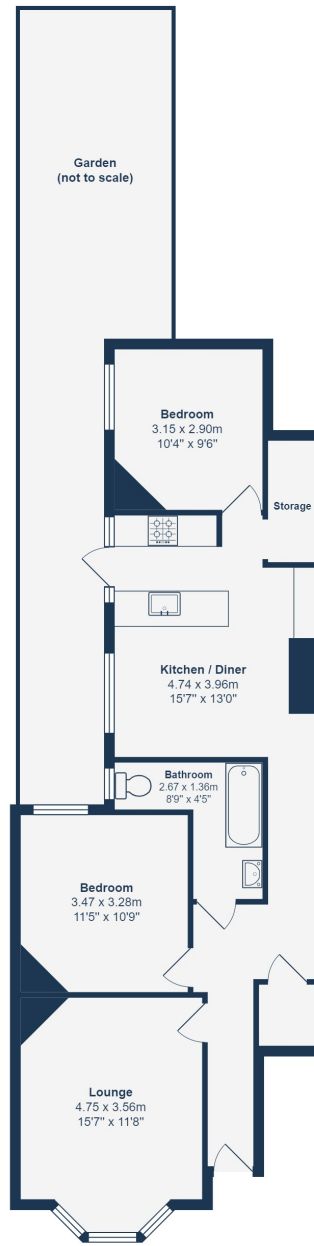
8' 9" x 4' 5" (2.67m x 1.35m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

OUTSIDE

Garden

Paved pathway leading to raised decking and storage shed to rear.

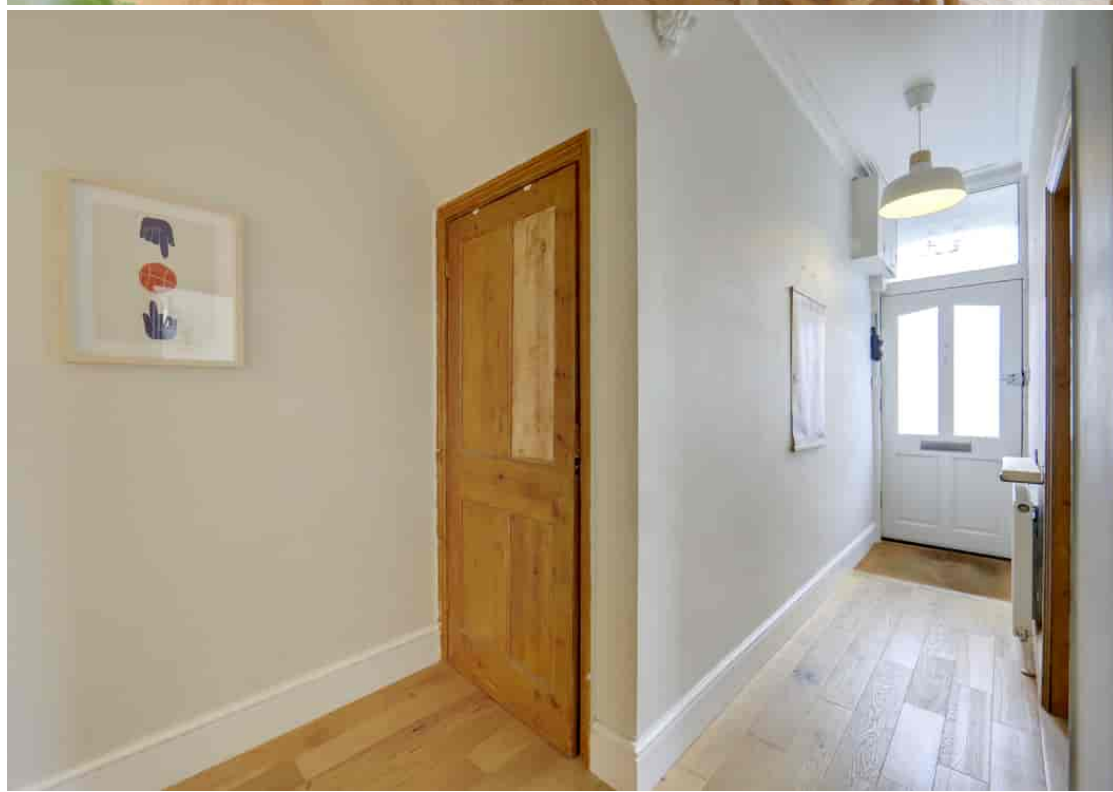
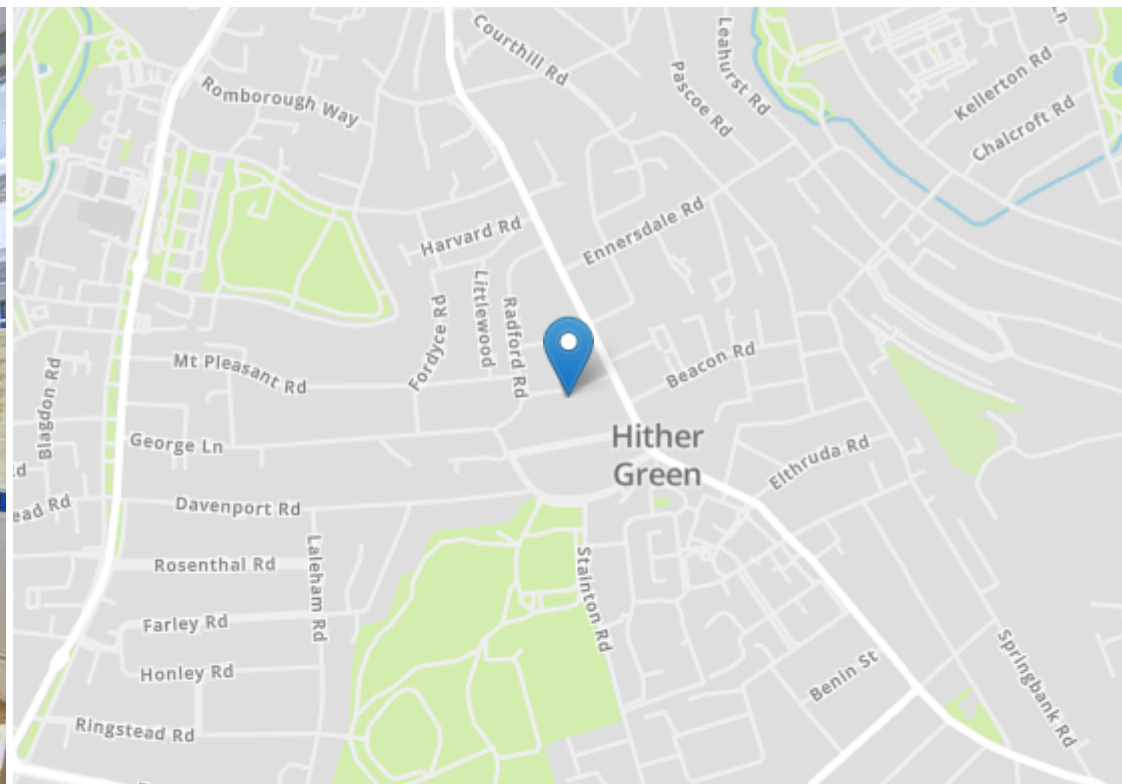


Ground Floor

Total Area: 74.6 m² ... 803 ft² (excluding garden)
All measurements are approximate and for display purposes only













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