

Stanfords  
— sales & lettings —



**Guide Price £400,000 Freehold**

2 bedroom flat

Springrice Road

Hither Green

SE13



# Read all about it...

Offered to the market with no onward chain, this fantastic two-bedroom flat presents a superb opportunity for buyers looking for a move-in-ready home with exciting potential to extend.

Set across the first floor of a beautifully converted period property, this flat is immaculately presented throughout, blending modern light-filled interiors with charming period features for the best of both worlds. The spacious landing leads to an open-plan living room and kitchen, complete with sleek, contemporary fitted units and filled with natural light from dual aspect windows. Further down the hallway, there are two generously sized bedrooms and a stylish shower room, featuring a luxurious walk-in rainfall shower.

This property also benefits from a handy bike shed to the front and a large boarded loft, providing ample storage space and the opportunity to extend into a second floor, offering the potential to increase living space in the future (STPP). This flat comes with the freehold and will be passed over as part of the purchase.

## FIRST FLOOR

**Landing**  
Ideally located within walking distance of key amenities, including a GP practice, pharmacy, and a 24-hour gym. Anytime Fitness Gym, the local area also offers a wide variety of shops, supermarkets, and vibrant places to eat and drink. Hither Green Station provides fantastic transport links into Central London and the beautiful open spaces of Mountsfield Park are just a stone's throw away, making this a prime location.

### Open Plan Kitchen & Living Room

17' 3" x 10' 1" (5.26m x 3.07m)  
Double-glazed windows, inset ceiling spotlights, fitted kitchen units. 1.5 bowl sink with mixer tap and drainer, plumbing for washing machine, integrated dishwasher, oven, gas hob and extractor hood, combi boiler, radiator, laminate wood flooring.

### Bedroom

15' 4" x 11' 4" (4.67m x 3.45m)  
Double-glazed windows, pendant ceiling lights, alcove cabinetry, radiator, fitted carpet.

### Bedroom

11' 6" x 9' 9" (3.51m x 2.97m)  
Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

### Shower Room

6' 8" x 4' 11" (2.03m x 1.50m)  
Double-glazed windows, inset ceiling spotlights, completion. Council Tax: Lewisham band B  
walk-in rainfall shower, wall-mounted washbasin, W/C with chrome douche, heated towel rail, tile flooring.

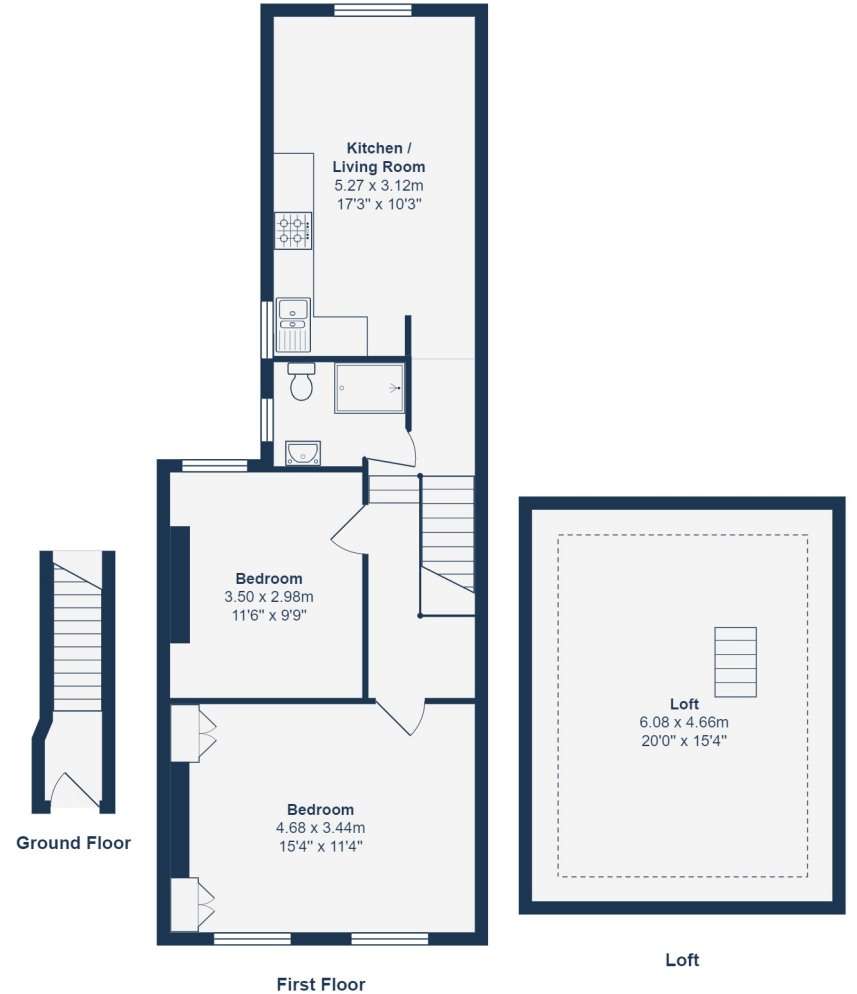
## LOFT

### Loft

20' 0" x 15' 4" (6.10m x 4.67m) Boarded loft with ladder and ceiling light.

## OUTSIDE

### Bike Shed



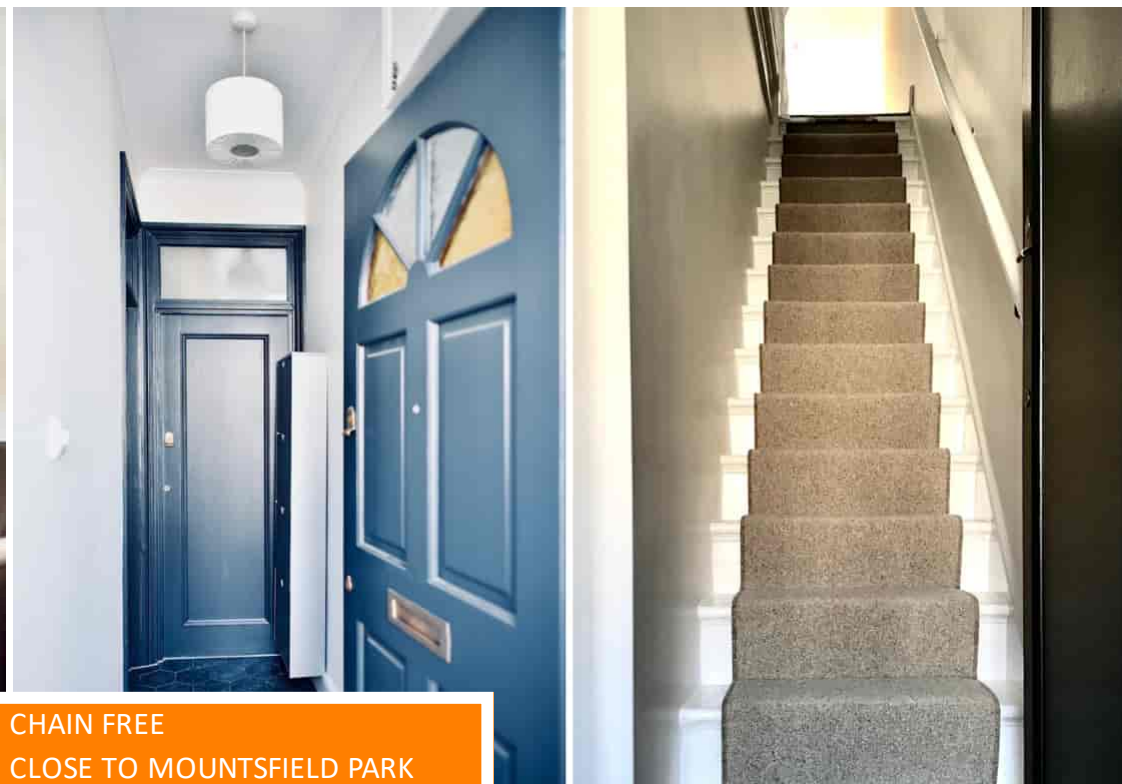
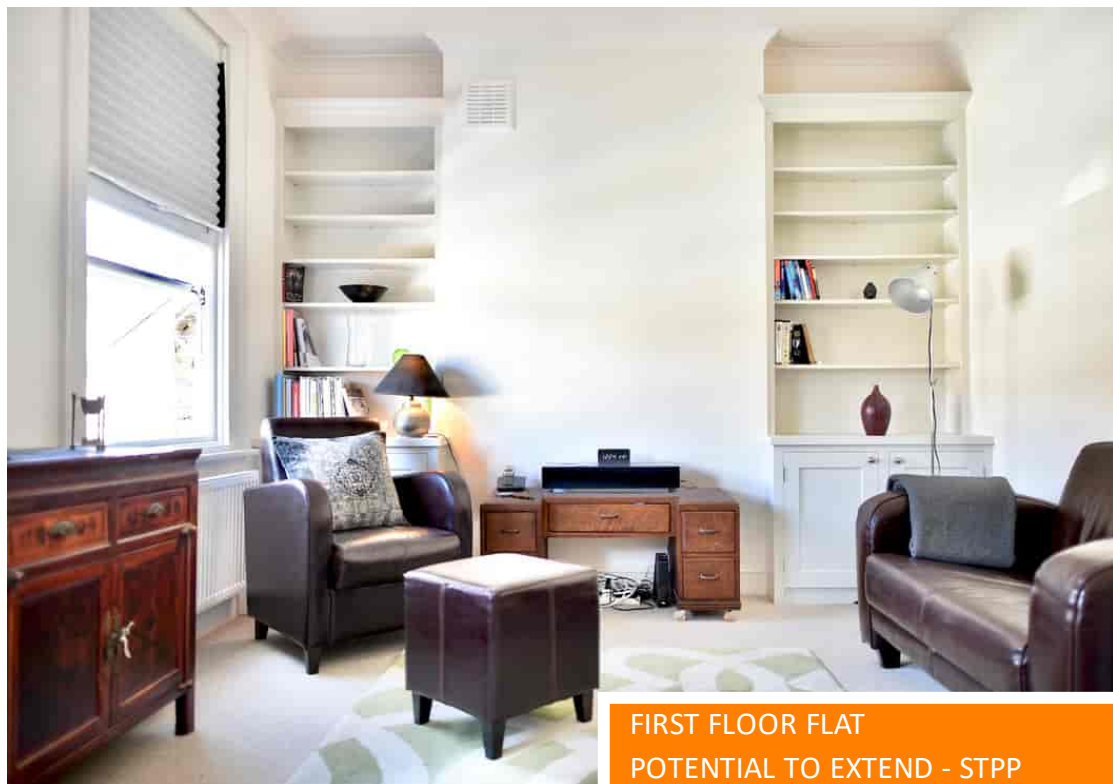
Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup> (excluding loft)

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?

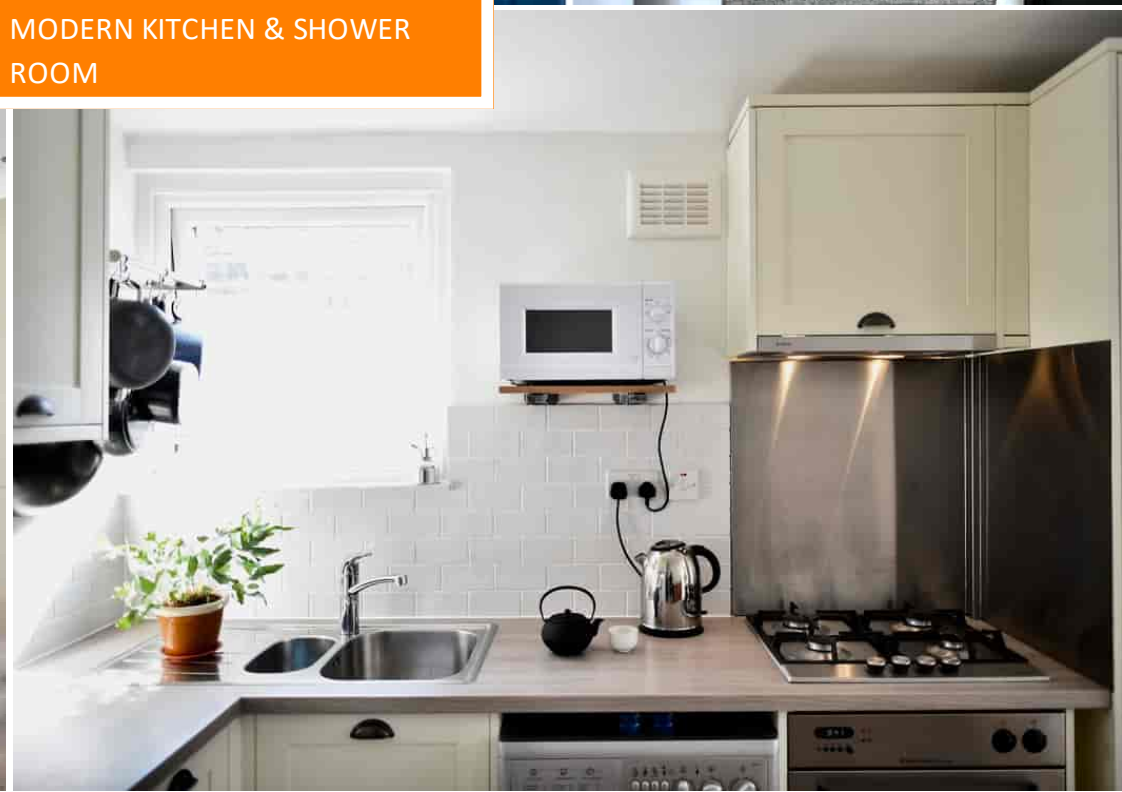
Call 020 8852 0026 or email us at [hithergreen@stanfordestates.london](mailto:hithergreen@stanfordestates.london) to arrange a viewing or request further information

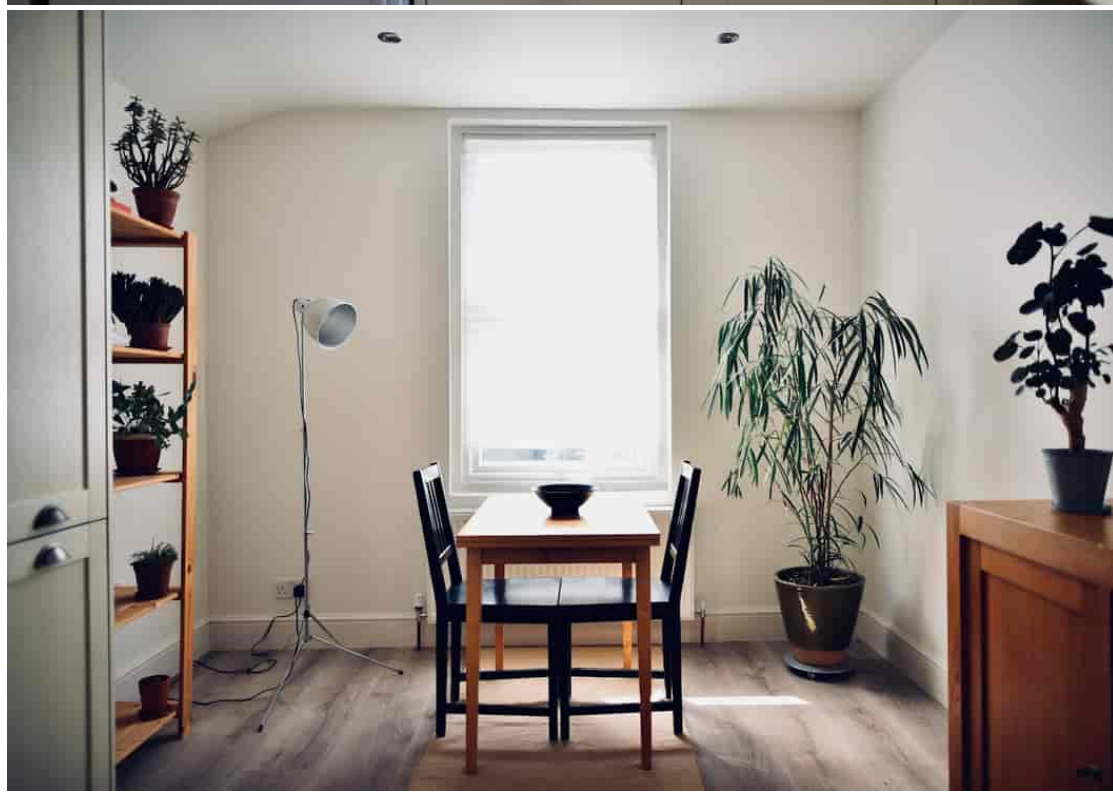
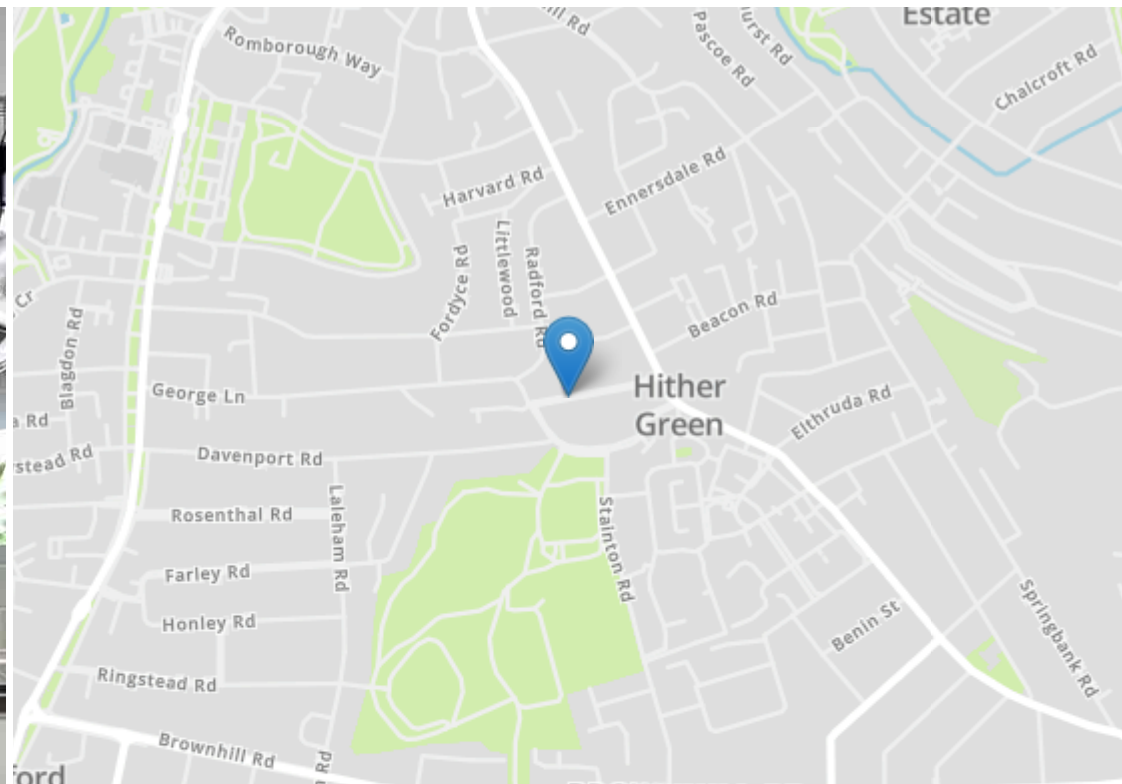
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FIRST FLOOR FLAT  
POTENTIAL TO EXTEND - STPP  
0.4MI TO HITHER GREEN STATION

CHAIN FREE  
CLOSE TO MOUNTSFIELD PARK  
MODERN KITCHEN & SHOWER  
ROOM





| 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> | 62                      | 67        |
| (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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