



Guide Price £525,000 Leasehold
flat

Theodore Road
London
SE13

Read all about it...

An immaculately presented two-bedroom ground floor maisonette featuring a private south-facing garden, light modern décor, and charming period features that make these homes so desirable.

The welcoming entrance hall, complete with a handy storage cupboard, leads to a bright lounge brimming with period charm, including an intricate ceiling rose, elegant cornicing, bay windows, and a cosy fireplace with a wood-burning stove. Further down the hall, the spacious kitchen/diner has been thoughtfully designed to offer plenty of space for dining, entertaining, and everyday living. The property also boasts two well-proportioned bedrooms and a sleek modern bathroom. Outside, the beautifully maintained garden provides a peaceful green oasis, perfect for gardening enthusiasts, alfresco dining, or simply soaking up the sun as well as a garden office with full electrics and insulation.

Ideal for buyers seeking quick transport links and a vibrant local area, this property is just 0.3 miles from Hither Green Station, offering frequent services to Central London. Within walking distance, you'll find a range of amenities, including a GP practice, pharmacy, and 24-hour Anytime Fitness gym, alongside a variety of shops, supermarkets, and exciting dining options. Hither Green is also popular with families, offering excellent nurseries, schools, and abundant green spaces, including the lovely Mountsfield Park just a short stroll away.

GROUND FLOOR

Entrance Hall

Lounge

15' 3" x 11' 6" (4.65m x 3.51m)

Pendant lighting, double glazed bay window, log burner, wooden flooring.

Bedroom

11' 4" x 10' 8" (3.45m x 3.25m)

Pendant lighting, double glazed window to rear, wall lamps, built in wardrobes, double radiator, fitted carpet.

Bathroom

Double glazed frosted sash window to rear, low-level WC, single fixed washbasin with storage, bathtub with shower attachment, single radiator, tiled backsplash and laminate flooring.

Bedroom

10' 1" x 9' 0" (3.07m x 2.74m)

Pendant lighting, double radiator, double glazed window to rear, fitted shelving, fitted carpet.

Kitchen/Diner

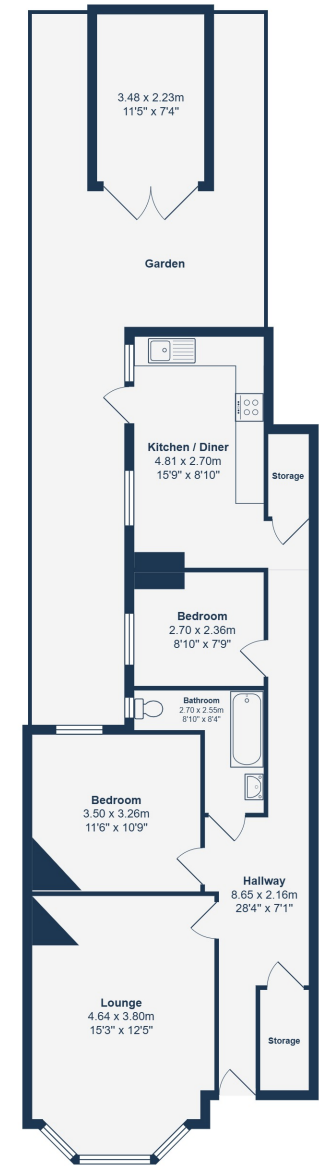
15' 9" x 11' 9" (4.80m x 3.58m)

Kitchen: Double glazed doorway to rear, matching wall and base units, double farmhouse washbasin, tiled backsplash and flooring, space for dishwasher and washing machine. Integrated; microwave, fridge freezer, fan oven and extractor hood. Dining: Double glazed sash window to rear, stripped wooden floor, vertical column radiator, single pendant light fitting.

OUTSIDE

Garden

Decked seating area, garden studio.



Total Area: 78.3 m² ... 843 ft² (excluding storage, garden)

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.

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2 BEDROOMS

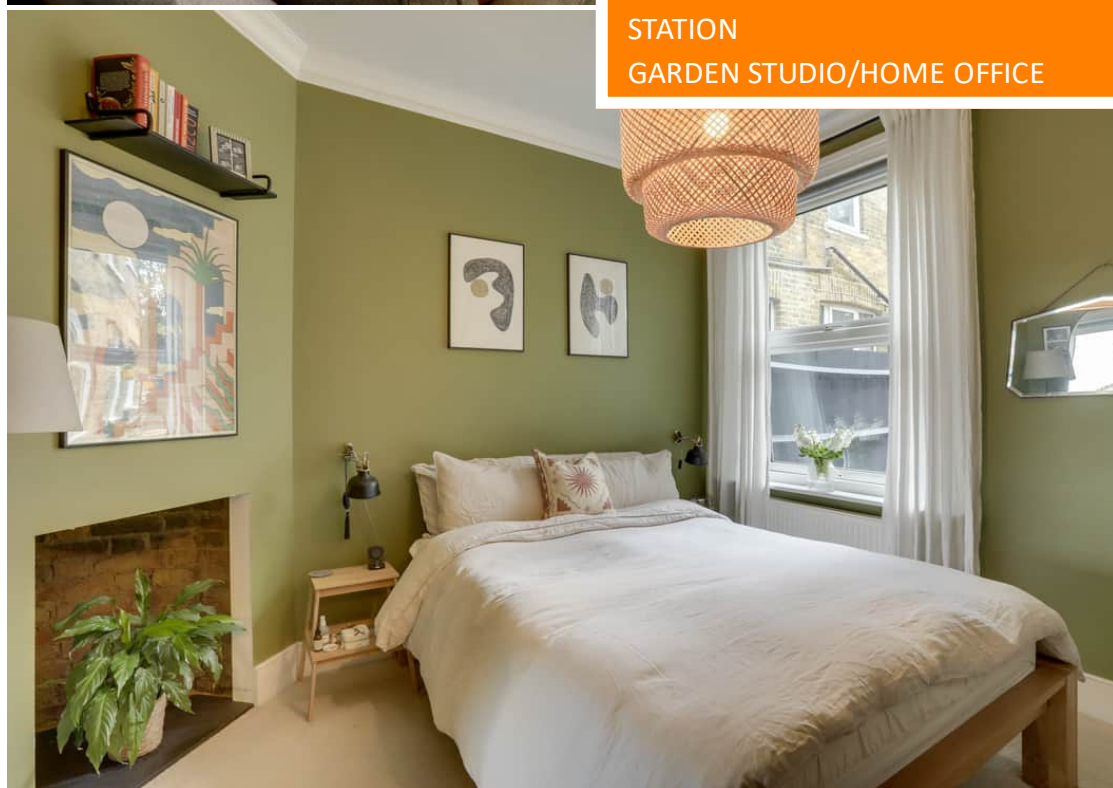
0.4 MI TO HITHER GREEN RAIL
STATION

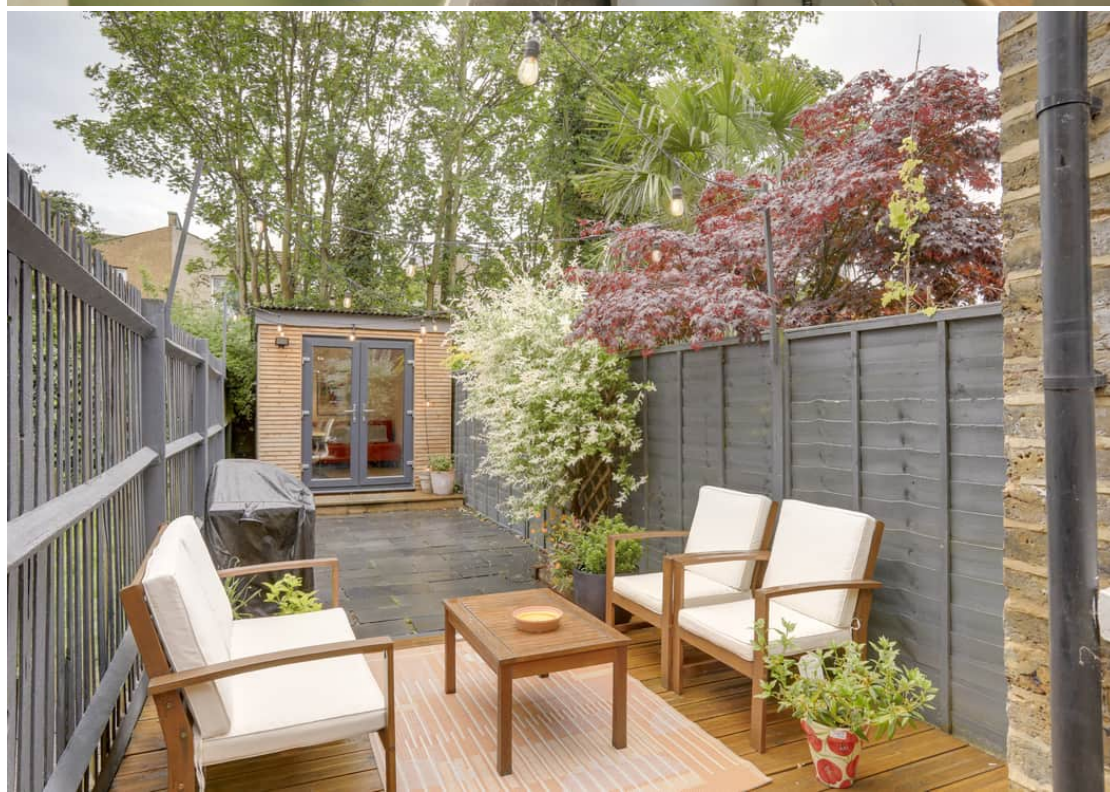
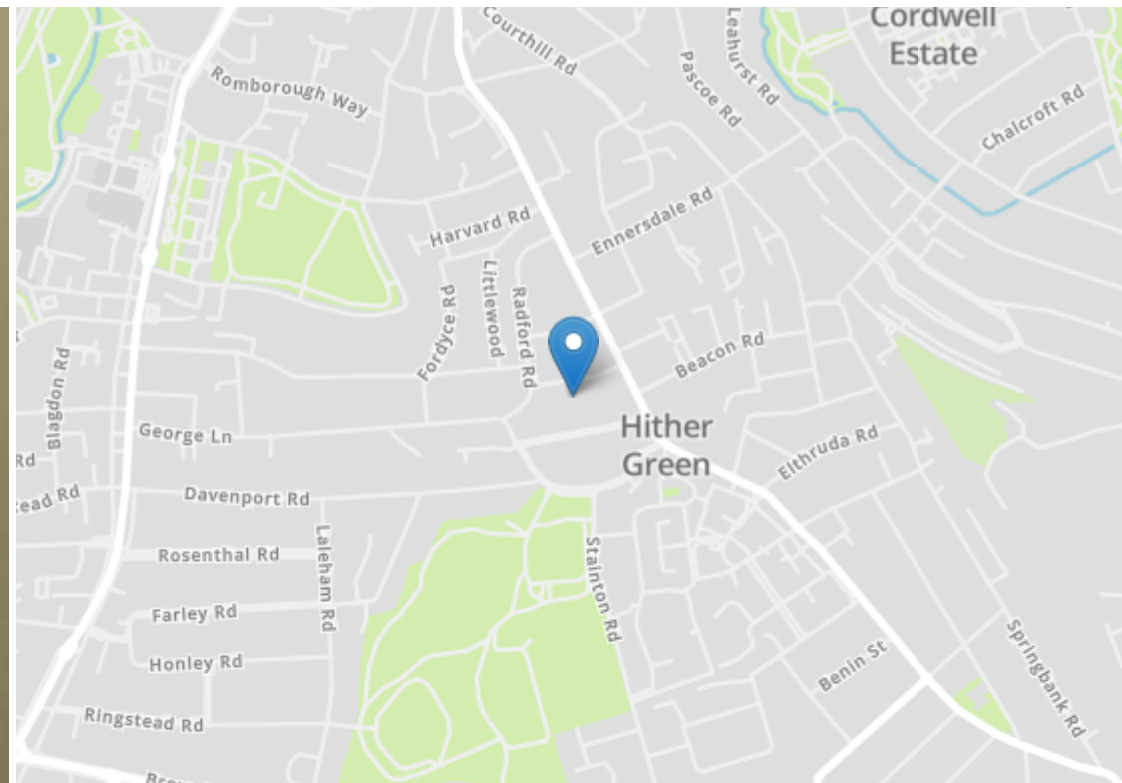
GARDEN STUDIO/HOME OFFICE

PRIVATE SOUTH FACING GARDEN

KITCHEN / DINER

TOTAL AREA - 843SQFT.





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