

# Stanfords

— sales & lettings —



**£1,450 pcm**  
1 bedroom flat

Ardmere Road  
Hither Green



## Read all about it...

A truly unique one-bedroom split-level flat that has been cleverly designed to maximise modern living.

Ideally situated for friendly local shops, cafes and pubs and just moments away from Hither Green Station, providing a range of commuter services into Central London - including London Bridge in 10 minutes, the property has been configured to provide an open plan living/ kitchen area and bedroom with ensuite shower room.

### GROUND FLOOR

#### Bedroom

Double glazed door to rear, single pendant lighting, wood flooring

#### Shower Room

Shower cubical with mixer tap, wall mounted wash basin with mixer tap, tiled walls, porcelain tiled floor, spotlight.

### LOWER GROUND FLOOR

#### Living Room / Kitchen

Open plan living room/ kitchen, matching wall and base units, electric oven and extractor hood, single sink and drainage, wooden worktop and matching breakfast bar, integrated; fridge, washing machine. Laminate flooring, pendant lighting.

#### W/C

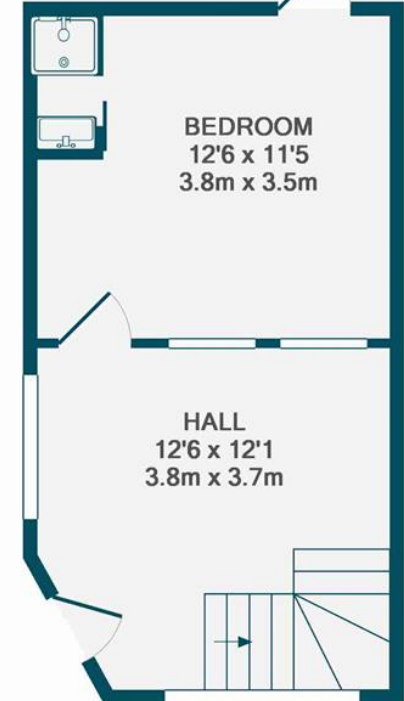
Low-level WC, wall-mounted wash basin with mixer tap, laminate flooring, spotlighting.

# STANFORD

— ESTATES —



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 286 SQ.FT.  
(26.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 287 SQ.FT.  
(26.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

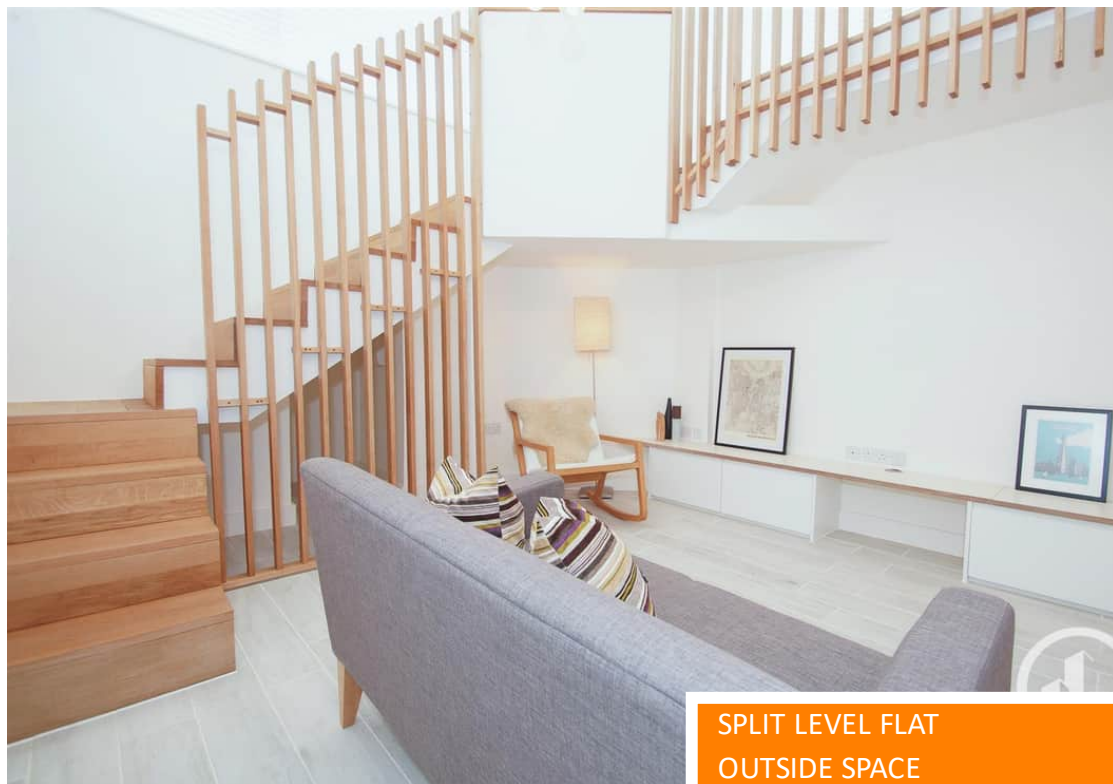
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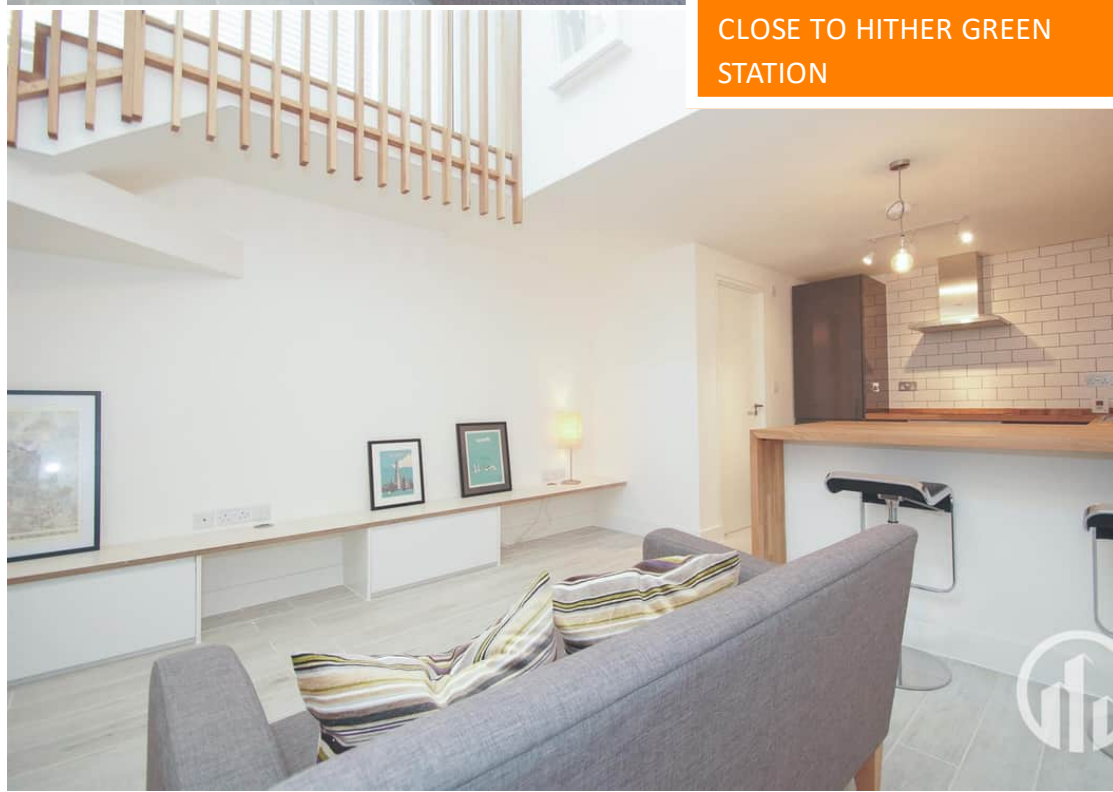
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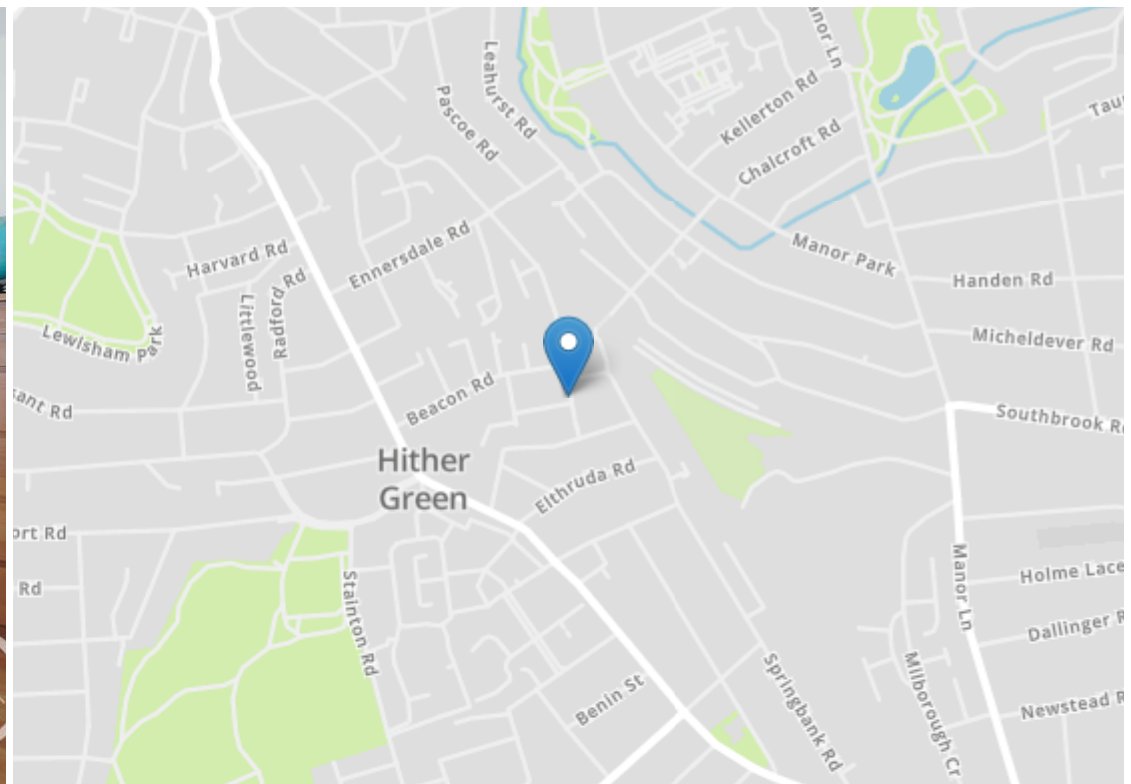




SPLIT LEVEL FLAT  
OUTSIDE SPACE  
CLOSE TO HITHER GREEN  
STATION

FURNISHED  
MODERN DESIGN  
AVAILABLE - 08/09/2023





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