



**£1,500 pcm**  
2 bedroom flat

Bramley Court  
Hither Green

# Read all about it...

A fantastic 2 bedroom flat ideally located in Bramley Court, a gated development in the heart of Hither Green. Situated just 0.4 miles from Hither Green Station, providing a range of commuter services into Central London, including London Bridge in just 10 minutes, and in close proximity to a variety of local amenities.

Set on the ground floor of a purpose-built block, this property benefits from a private garden and secure off-street parking. Internally the flat comprises a spacious lounge, modern kitchen and bathroom and two good sized bedrooms.

Offered unfurnished. Call now to view!

**Council Tax:** Lewisham Band B

## GROUND FLOOR

### Lounge/Diner

16' 1" x 10' 8" (4.90m x 3.25m)

Double glazed doors to garden, ceiling lights, radiator, laminate wood flooring.

### Kitchen

10' 8" x 5' 0" (3.25m x 1.52m)

Double glazed window, flush ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, washing machine, fridge/freezer, combi boiler, laminate wood flooring.

### Bedroom

12' 4" x 9' 9" (3.76m x 2.97m)

Double-glazed window, ceiling light, radiator, laminate wood flooring.

### Bedroom

10' 3" x 6' 2" (3.12m x 1.88m)

Double glazed window, ceiling light, radiator, laminate wood flooring.

### Bathroom

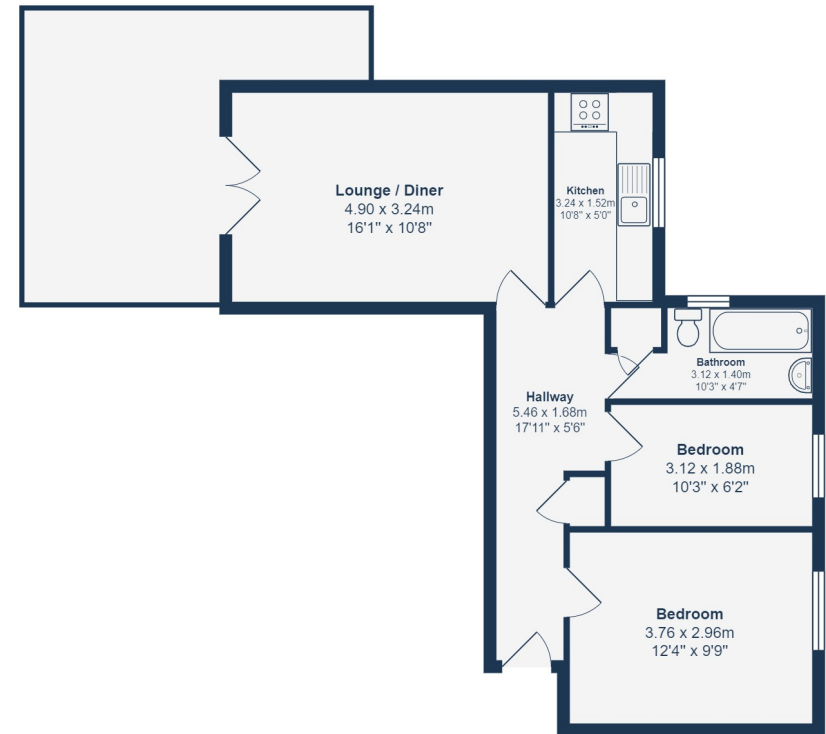
10' 3" x 4' 7" (3.12m x 1.40m)

Double glazed window, flush ceiling light, bathtub with shower, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

## OUTSIDE

### Garden

Paved patio leading to lawn.



Ground Floor

Total Area: 51.8 m<sup>2</sup> ... 558 ft<sup>2</sup>

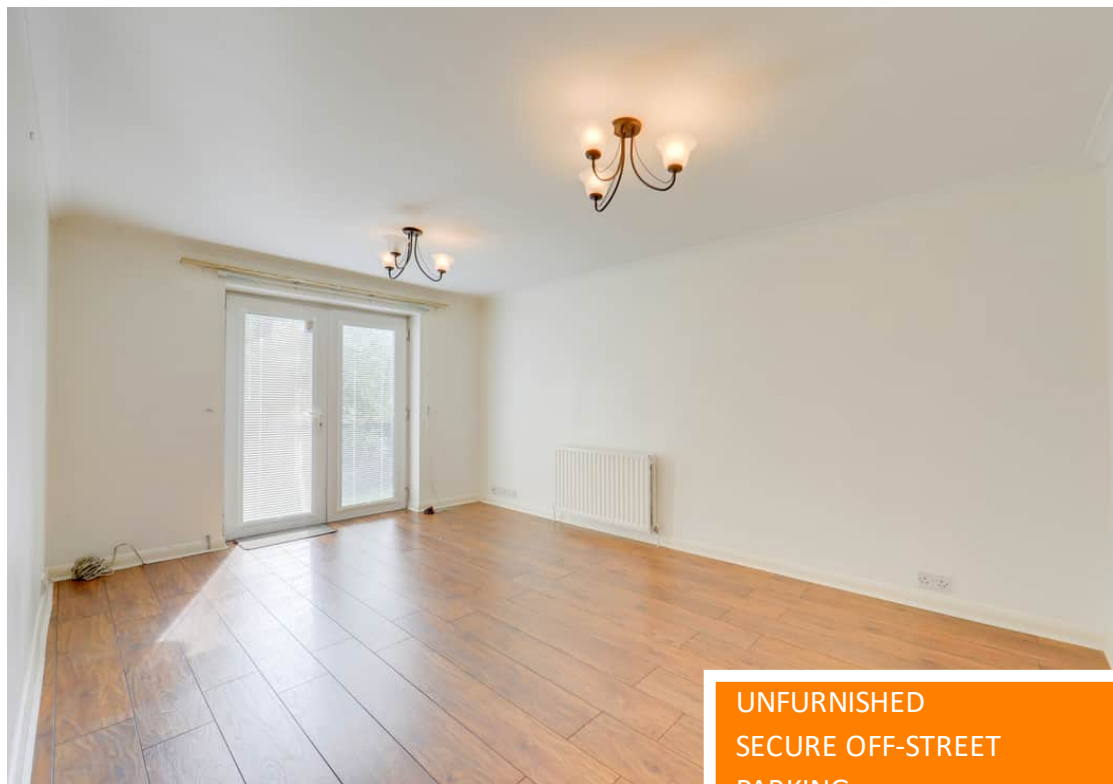
Drawn for Stanfords Sales & Lettings

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?

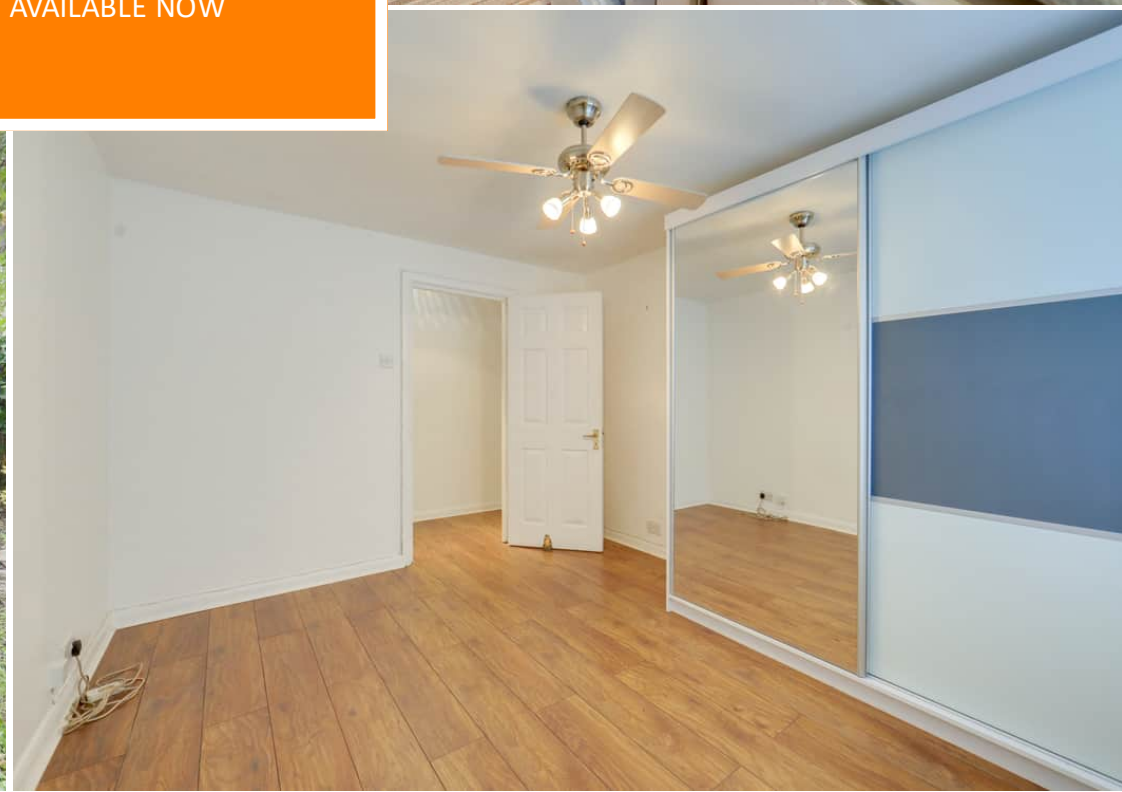
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

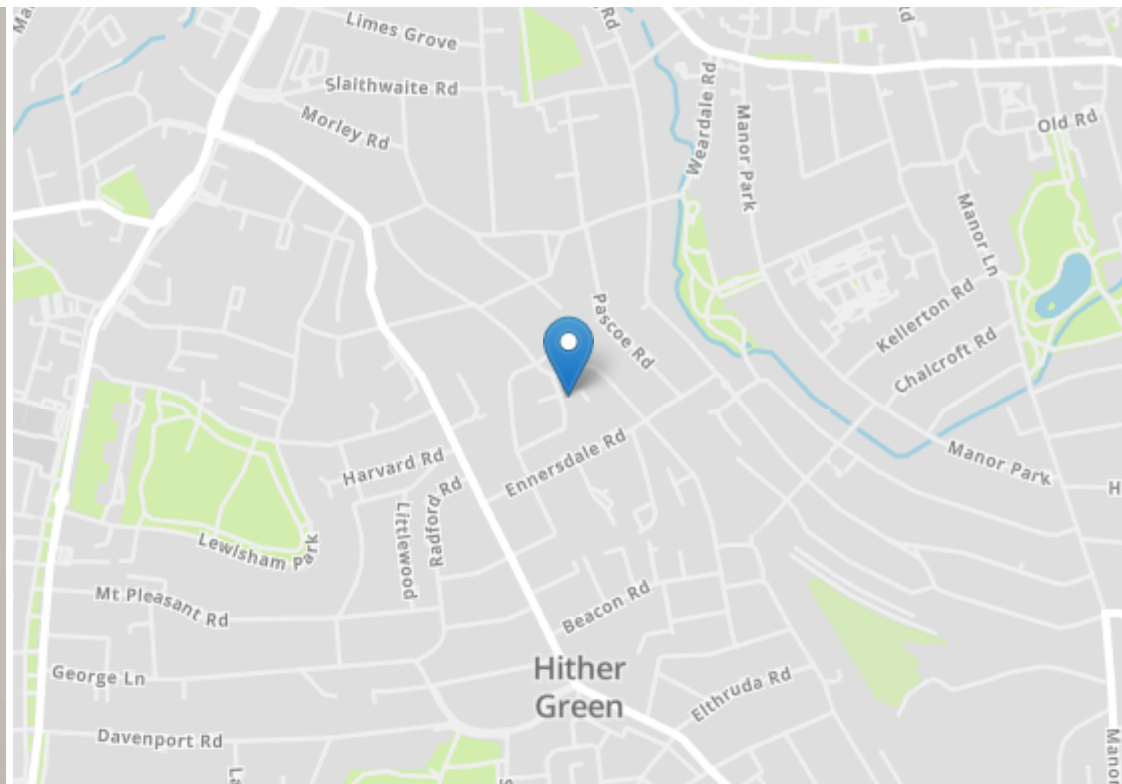
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UNFURNISHED  
SECURE OFF-STREET  
PARKING  
0.4 MI TO HITHER GREEN  
STATION

NEWLEY DECORATED  
PRIVATE GARDEN  
AVAILABLE NOW





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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