



**£1,800 pcm**  
2 bedroom flat

Hither Green Lane  
Hither Green

# Read all about it...

A superb ground floor two-bedroom flat awaits on Hither Green Lane, merely 0.4 miles from Hither Green Station and nearby amenities.

Comprising a spacious lounge, contemporary fitted kitchen with direct access to the private rear garden, a master double bedroom, a second bedroom, and a main bathroom. The flat boasts built-in storage throughout and is ready for immediate viewings.

Contact us if you think this might be the flat for you!

## GROUND FLOOR

### Hallway

Half Stripped wooden floor and half tiled, under-stair storage cupboard.

### Lounge

4.01m x 3.66m (13' 2" x 12' 0")  
Double glazed bay window to front, stripped wooden floor, cast iron fireplace, radiator, shelving to alcove.

### Kitchen

2.98m x 2.15m (9' 9" x 7' 1")  
Double glazed window to side, double glazed door leading to the garden, tiled floor, matching wall & base units, signal driner sink with mixer tap, four ring electric hob with extractor hood, electric oven, washing machine, fridge freezer.

### Bedroom

3.99m x 3.22m (13' 1" x 10' 7")  
Double glazed sash window to rear, stripped wooden floor, radiator.

### Bedroom

3.10m x 3.02m (10' 2" x 9' 11")  
Double glazed window to rear, fitted carpet, radiator.

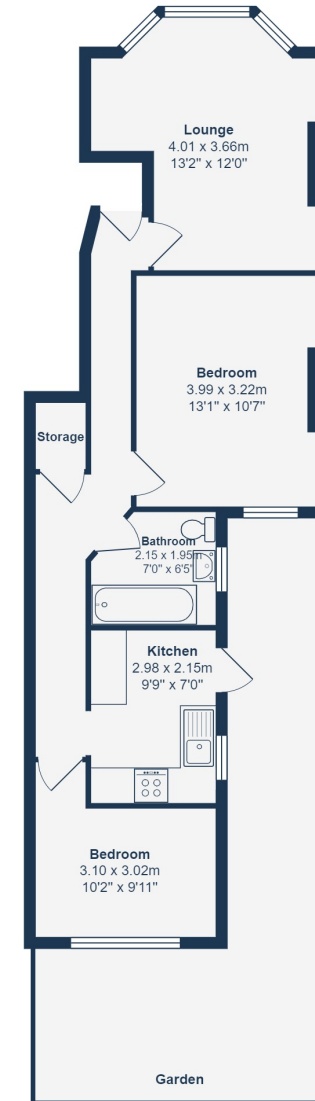
### Bathroom

Double glazed window to side, tiled floor, tiled surround, panel enclosed bath with shower, low-level WC, fixed washbasin, cupboard housing boiler, heated towel rail.

## OUTSIDE

### Garden

Laid to lawn.



Ground Floor

Total Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup> (excluding 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.

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

[www.stanfordestates.london](http://www.stanfordestates.london)



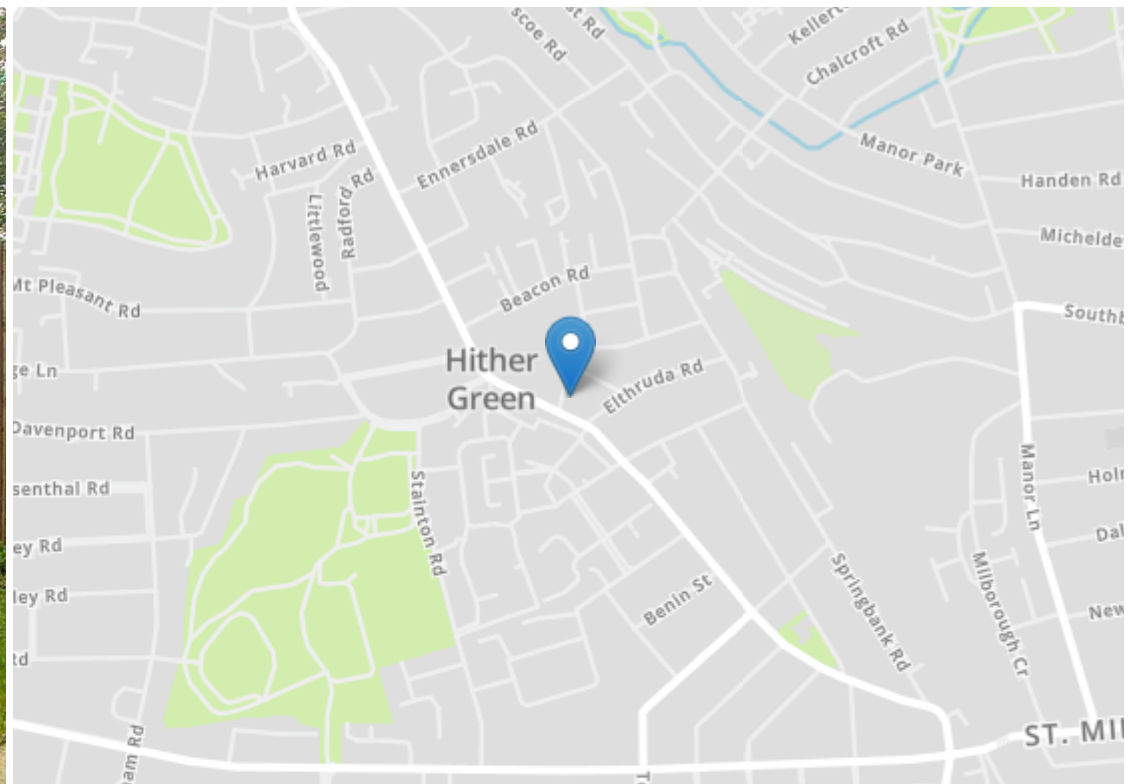


2 BEDROOMS  
0.4MI FROM HITHER GREEN  
STATION  
UNFURNISHED

PRIVATE GARDEN  
GROUND FLOOR  
AVAILABLE 6TH JAN







### 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>	69	77
(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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