

Stanfords

— sales & lettings —



£350,000 Leasehold

1 bedroom flat

Radford Road

Hither Green

Read all about it...

A fantastic ground floor flat, benefitting from a private garden and it's own front door. This is the perfect opportunity for buyers looking for a move in ready property!

Internally, this flat boasts a modern kitchen and bathroom to the rear as well as new floors and radiators throughout. The lounge and bedroom are light and beautifully presented, with bespoke fitted wardrobes in the bedroom, providing ample storage space.

The basement has been converted to create an additional room - utilised as a home office by the current owner.

Ideally situated on Radford Road, this property is a short walk away from Hither Green Station, providing a range of commuter services into Central London and in close proximity to popular local shops, cafes and delis and the beautiful open spaces of Mountsfield Park.

Tenure: Leasehold (100+ years remaining) | **Service Charge:** N/A | **Ground Rent:** Peppercorn | **Council Tax:** Lewisham Band C

GROUND FLOOR

Lounge

13' 8" x 10' 3" (4.17m x 3.12m)

Double-glazed windows, plantation shutters, pendant ceiling light, alcove shelving, radiator, Parquet wood flooring.

Kitchen

10' 9" x 10' 1" (3.28m x 3.07m)

Double-glazed windows, ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated washing machine, oven, gas hob and extractor hood, combi boiler, radiator, Parquet wood flooring.

Bedroom

10' 10" x 10' 3" (3.30m x 3.12m)

Double-glazed windows, pendant ceiling light, built-in wardrobes, radiator, Parquet wood flooring.

Bathroom

7' 7" x 5' 3" (2.31m x 1.60m)

Ceiling light, bathtub with shower and screen, wall mounted washbasin, heated towel rail, tiled flooring.

WC

Double-glazed window, pendant ceiling light, pedestal washbasin, WC, heated towel rail, tiled flooring.

BASEMENT

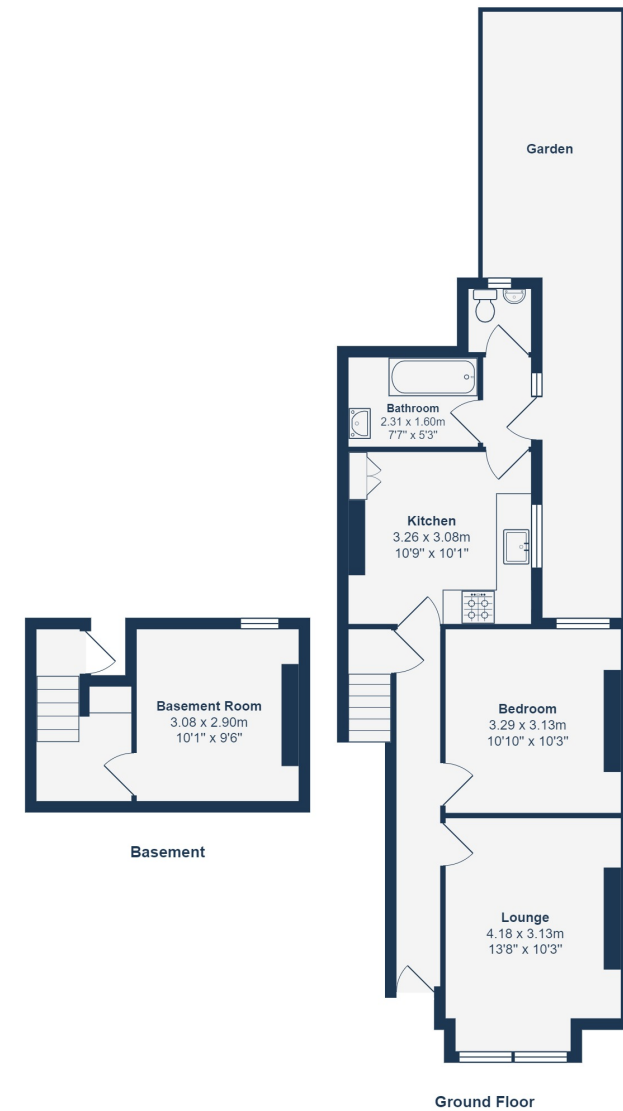
Basement Room

10' 1" x 9' 6" (3.07m x 2.90m)

Double-glazed window, wall light, laminate wood flooring.

OUTSIDE

Garden



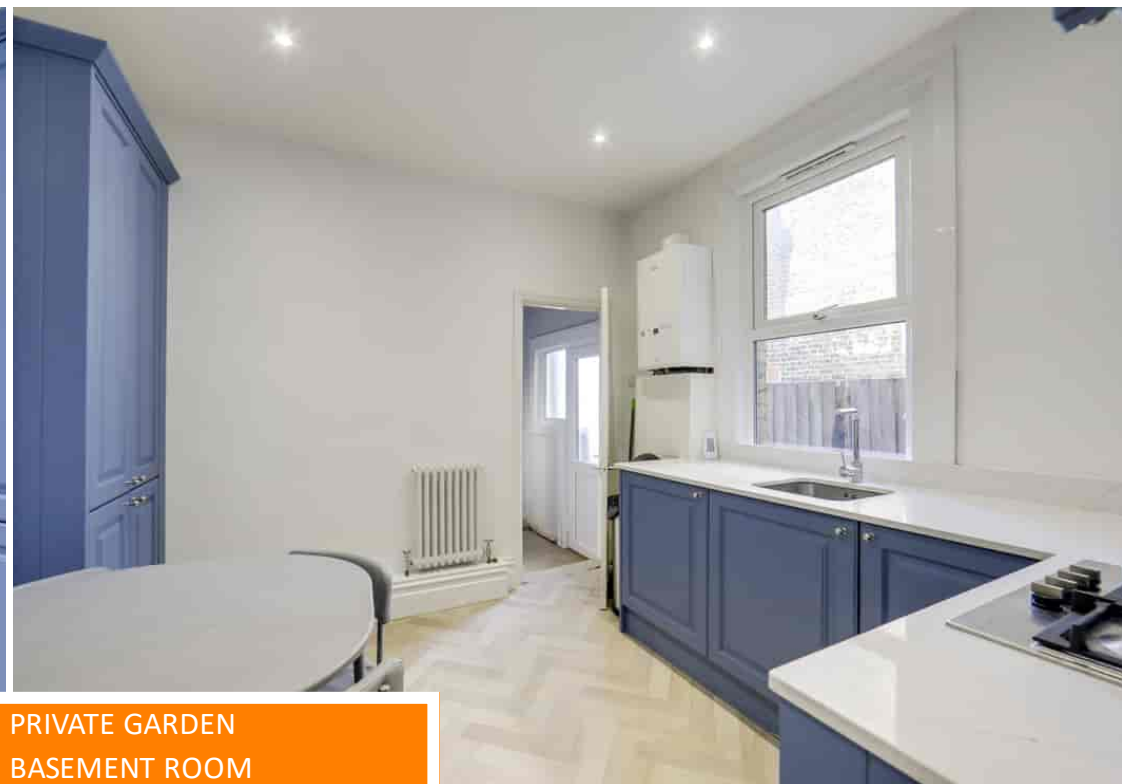
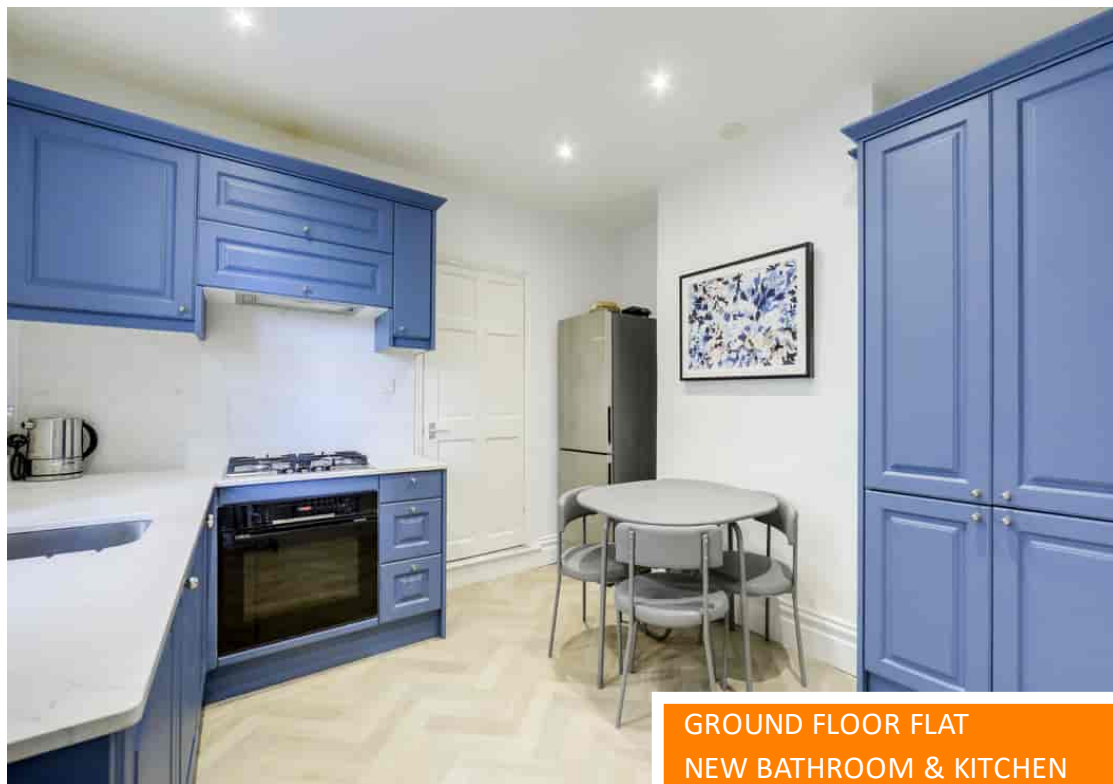
Total Area: 61.1 m² ... 658 ft² (excluding garden)

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?

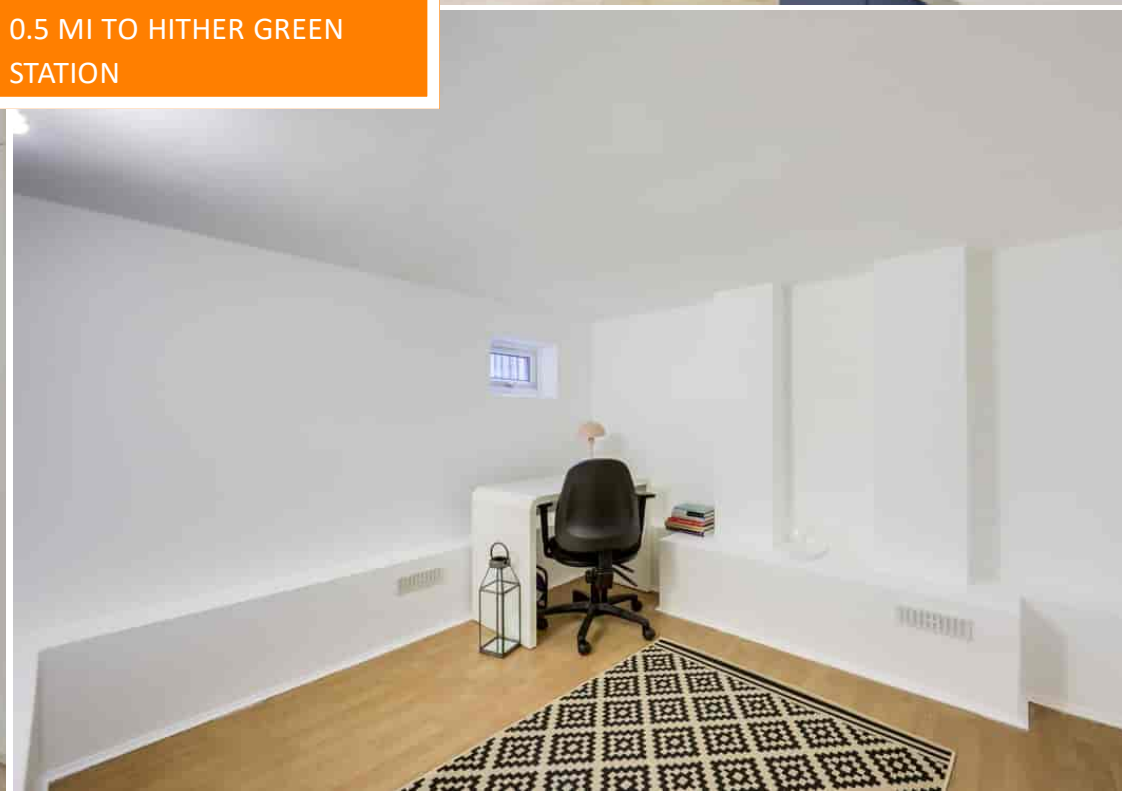
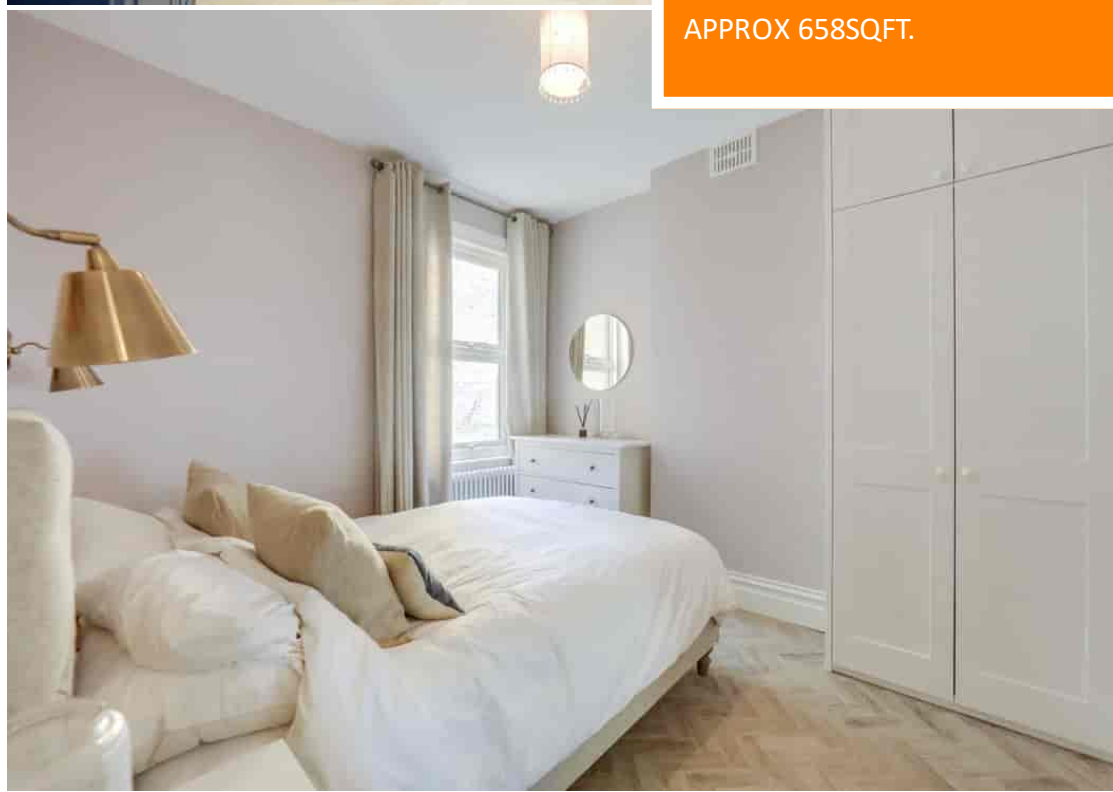
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

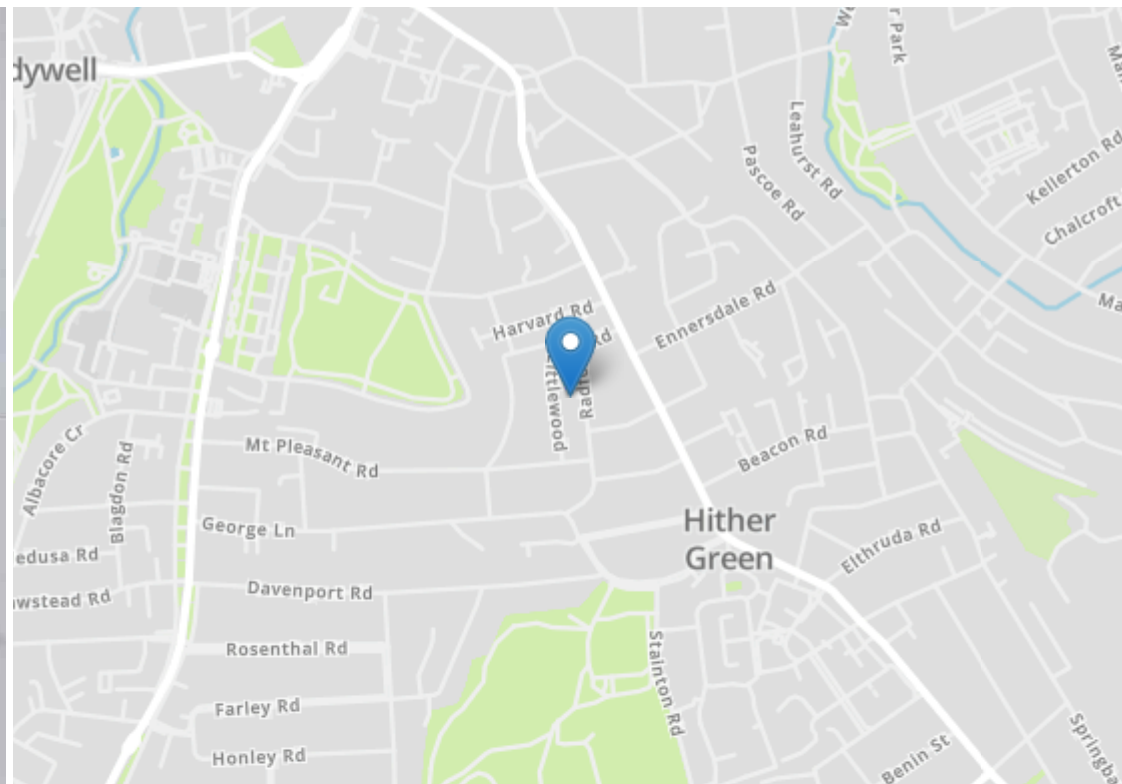
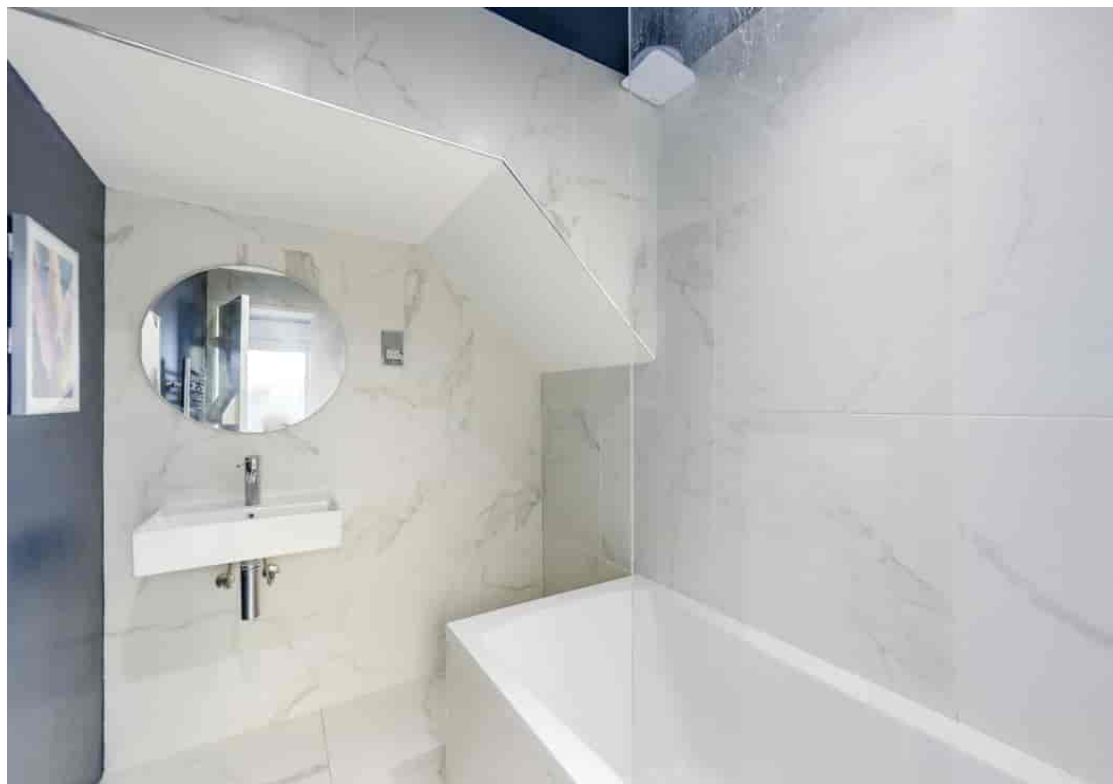
www.stanfordstates.london



GROUND FLOOR FLAT
NEW BATHROOM & KITCHEN
APPROX 658SQFT.

PRIVATE GARDEN
BASEMENT ROOM
0.5 MI TO HITHER GREEN
STATION





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.