

Stanfords
— sales & lettings —



£435,000 Share of Freehold
2 bedroom maisonette

11 Holmhurst
Beacon Road

Read all about it...

A bright and spacious split-level maisonette located within walking distance of Hither Green Station, providing frequent commuter services into Central London, as well as friendly local shops, a variety of places to eat and drink and the beautiful open spaces of Mountsfield Park. Ideally situated for young families, Beacon Road is well served by local Nurseries and good Primary Schools.

Well-presented throughout and benefitting from a private ground floor entrance, this property features an open lounge and dining room, with dual aspect windows providing plenty of natural light, and a separate kitchen on the first floor. Upstairs, there are two bedrooms, both good-sized doubles with built-in wardrobes, a modern bathroom and access to the loft for storage.

Outside this property also benefits from off-street parking and a garage.

Tenure: Share of Freehold (988 years remaining on lease) | **Service Charge:** Approx £110pm | **Ground**

Rent: N/A | **Council Tax:** Lewisham band C

GROUND FLOOR

Porch

7' 10" x 2' 4" (2.39m x 0.71m)

Entrance Hall

11' 4" x 2' 11" (3.45m x 0.89m)

FIRST FLOOR

Lounge / Diner

24' 9" x 12' 5" (7.54m x 3.78m)

Double-glazed windows, pendant ceiling lights, storage cupboard, wall-mounted electric fireplace, radiators, laminate wood flooring.

Kitchen

8' 11" x 7' 8" (2.72m x 2.34m)

Double-glazed windows, ceiling light, fitted kitchen units, breakfast bar, 1.5 bowl sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine, boiler, tiled flooring.

SECOND FLOOR

Bedroom

12' 4" x 11' 2" (3.76m x 3.40m)

Double-glazed windows, ceiling light, built-in cupboards, radiator, fitted carpet.

Bedroom

11' 7" x 9' 1" (3.53m x 2.77m)

Double-glazed windows, ceiling light, built-in wardrobe, radiator, fitted carpet.

Bathroom

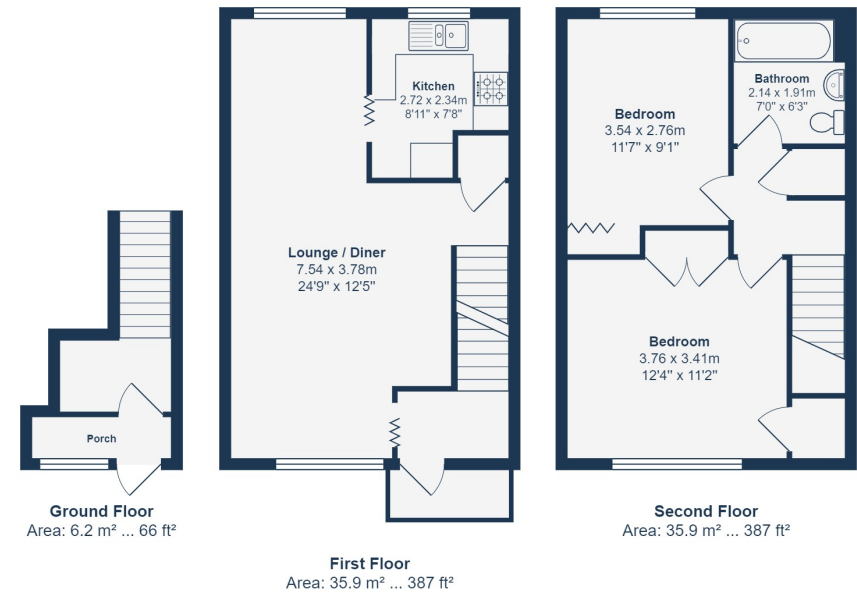
7' 0" x 6' 3" (2.13m x 1.91m)

Double-glazed window, ceiling light, bathtub with shower and screen, pedestal washbasin, WC, tiled flooring.

OUTSIDE

Balcony

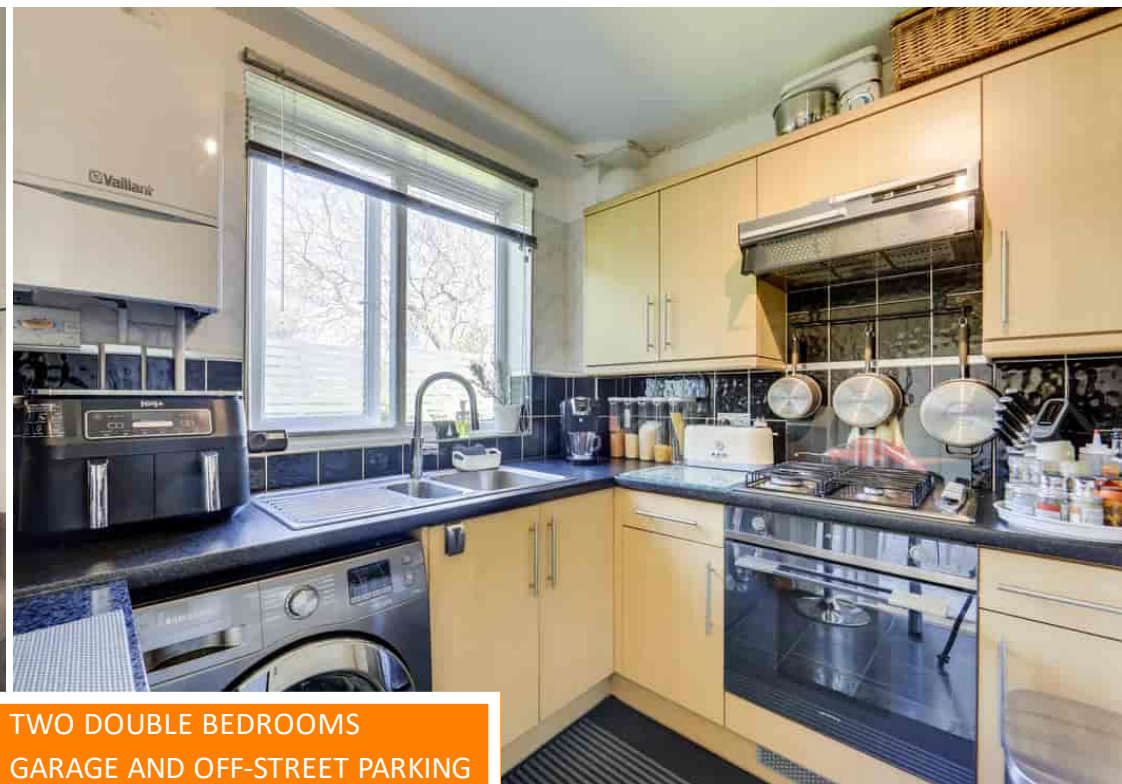
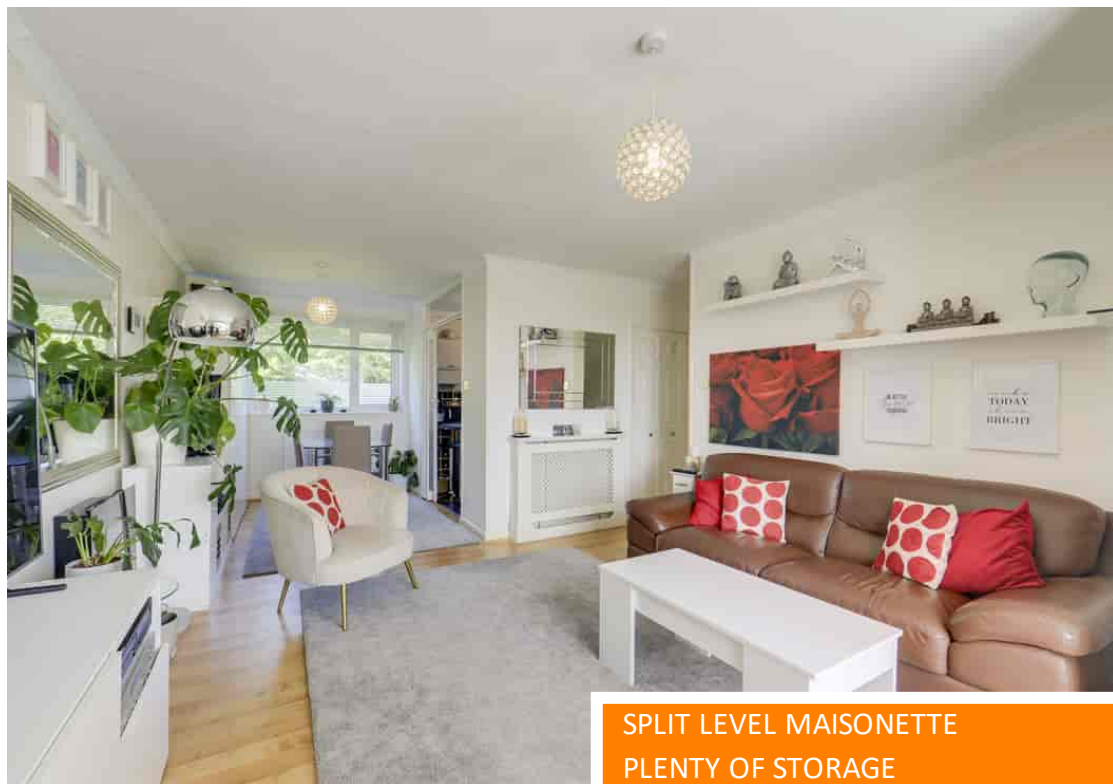
Communal Garden



Like what you see?

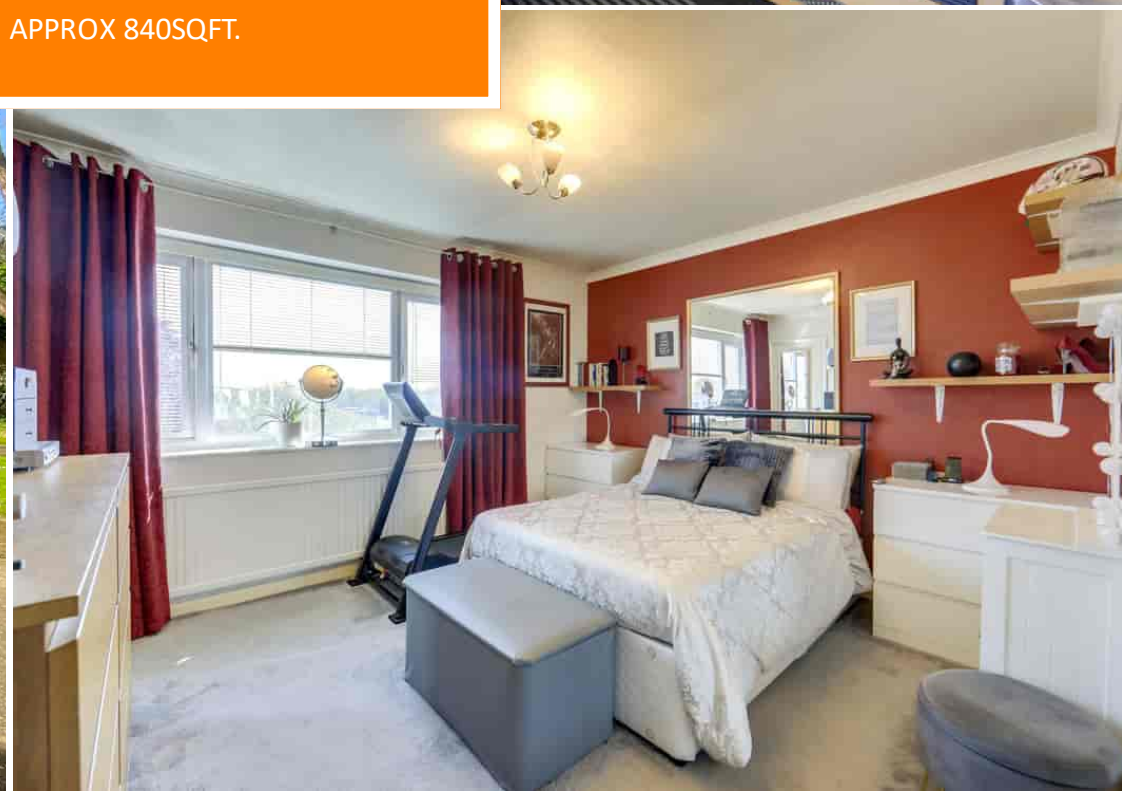
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london to arrange a viewing or request further information

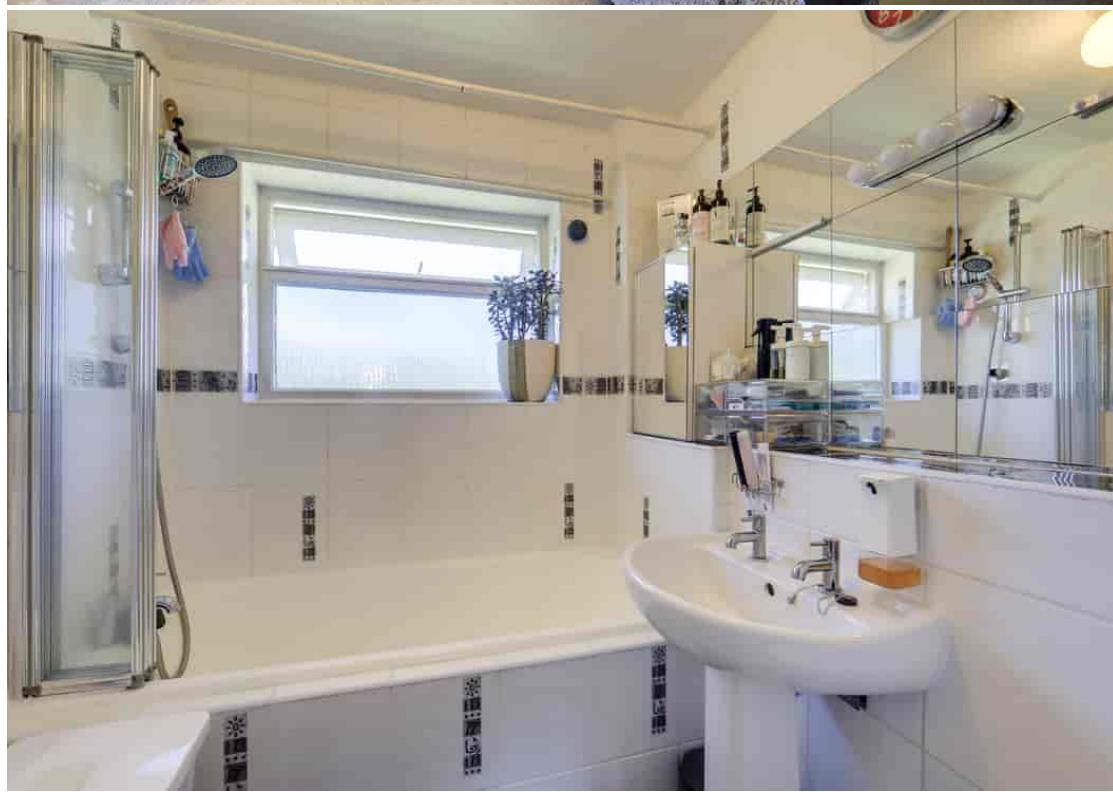
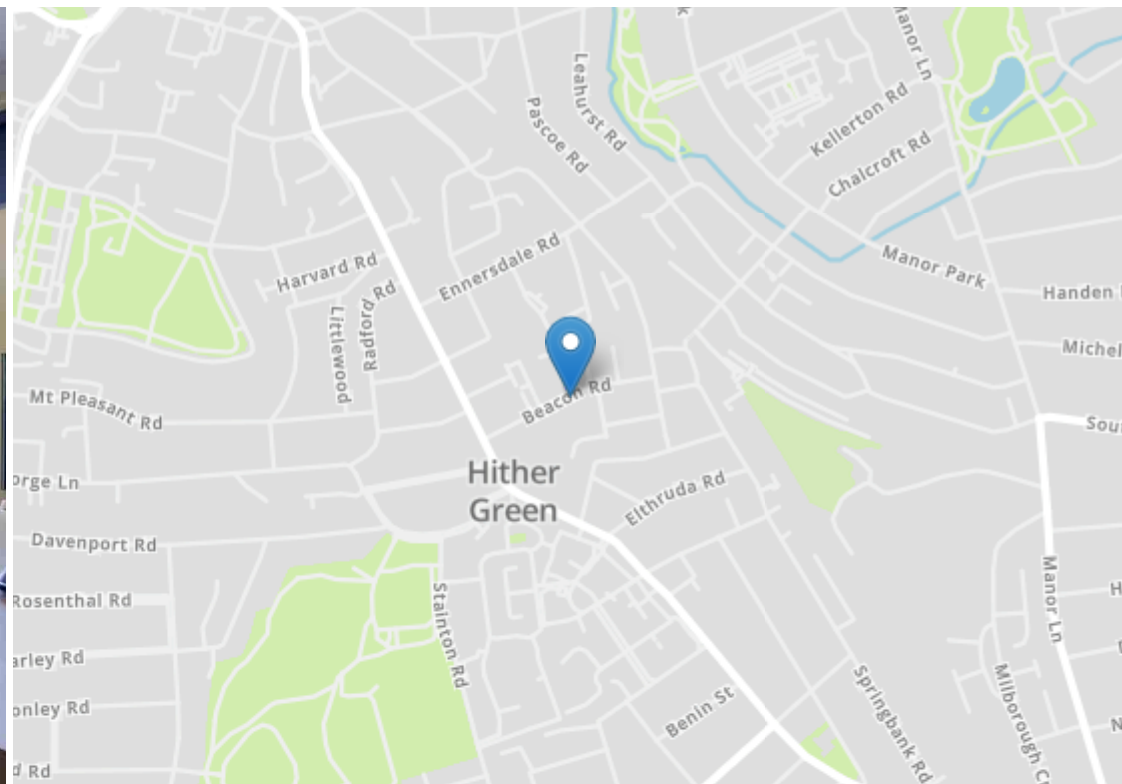
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SPLIT LEVEL MAISONETTE
PLENTY OF STORAGE
0.2 MI FROM HITHER GREEN
STATION

TWO DOUBLE BEDROOMS
GARAGE AND OFF-STREET PARKING
APPROX 840SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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