

Stanfords  
— sales & lettings —



**£400,000 Leasehold**  
2 bedroom flat

Hospital Way  
Hither Green

## Read all about it...

Set across the top floor of a modern apartment block on Hospital Way—a quiet cul-de-sac just moments from the beautiful Mountsfield Park—this flat presents an exciting opportunity for buyers seeking a move-in-ready home.

Flooded with natural light throughout, it features a welcoming entrance hall leading to a spacious lounge with room for dining. The separate kitchen is well-equipped with modern units and integrated appliances. Both bedrooms are generously sized doubles, one benefiting from bespoke fitted wardrobes. A sleek, contemporary bathroom and ample built-in storage complete the home. Residents also enjoy access to a well-maintained communal garden.

Located just 0.5 miles from Hither Green Station, the property offers fast, frequent links into Central London. The vibrant local community boasts an excellent selection of shops, supermarkets, cafés, and restaurants, along with a GP practice, pharmacy, and a 24-hour gym. Highly sought after, Hither Green is known for its outstanding schools, nurseries, and green spaces. Just a stone's throw away, Mountsfield Park provides open fields, outdoor sports facilities, and a café—perfect for outdoor relaxation. Offering the best of parkside living with urban convenience, this fantastic home is not to be missed.

**Tenure:** Leasehold (Remaining term - 113 years) | **Monthly Service Charge:** £143 | **Ground Rent:** £250pa | **Council Tax:** Lewisham band C

**TOP FLOOR FLAT**  
**QUIET CUL-DE-SAC**  
**MODERN KITCHEN &**  
**BATHROOM**  
**CLOSE TO MOUNTSFIELD PARK**

**TWO DOUBLE BEDROOMS**  
**LIGHT & MODERN INTERIORS**  
**APPROX - 808SQFT.**  
**0.5MI TO HITHER GREEN**  
**STATION**

**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





BAR



## TOP FLOOR

### Entrance Hall

4.57m x 1.39m (15' 0" x 4' 7")

Pendant ceiling light, storage cupboard, radiator, wood flooring.

### Reception Room

5.42m x 4.30m (17' 9" x 14' 1")

Double-glazed window, inset ceiling spotlights, radiator, wood flooring.

### Kitchen

5.63m x 2.27m (18' 6" x 7' 5")

Double-glazed windows, pendant ceiling lights, fitted kitchen units. 1.5 bowl sink with mixer tap, integrated washing machine, fridge/freezer, oven, gas hob and extractor hood, radiator, storage cupboard, wood flooring.

### Bedroom

4.26m x 3.10m (14' 0" x 10' 2")

Double-glazed windows, pendant ceiling light, radiator, wood flooring.

### Bedroom

5.38m x 3.46m (17' 8" x 11' 4")

Double-glazed window, pendant ceiling light, bespoke fitted wardrobes, radiator, wood flooring.

### Bathroom

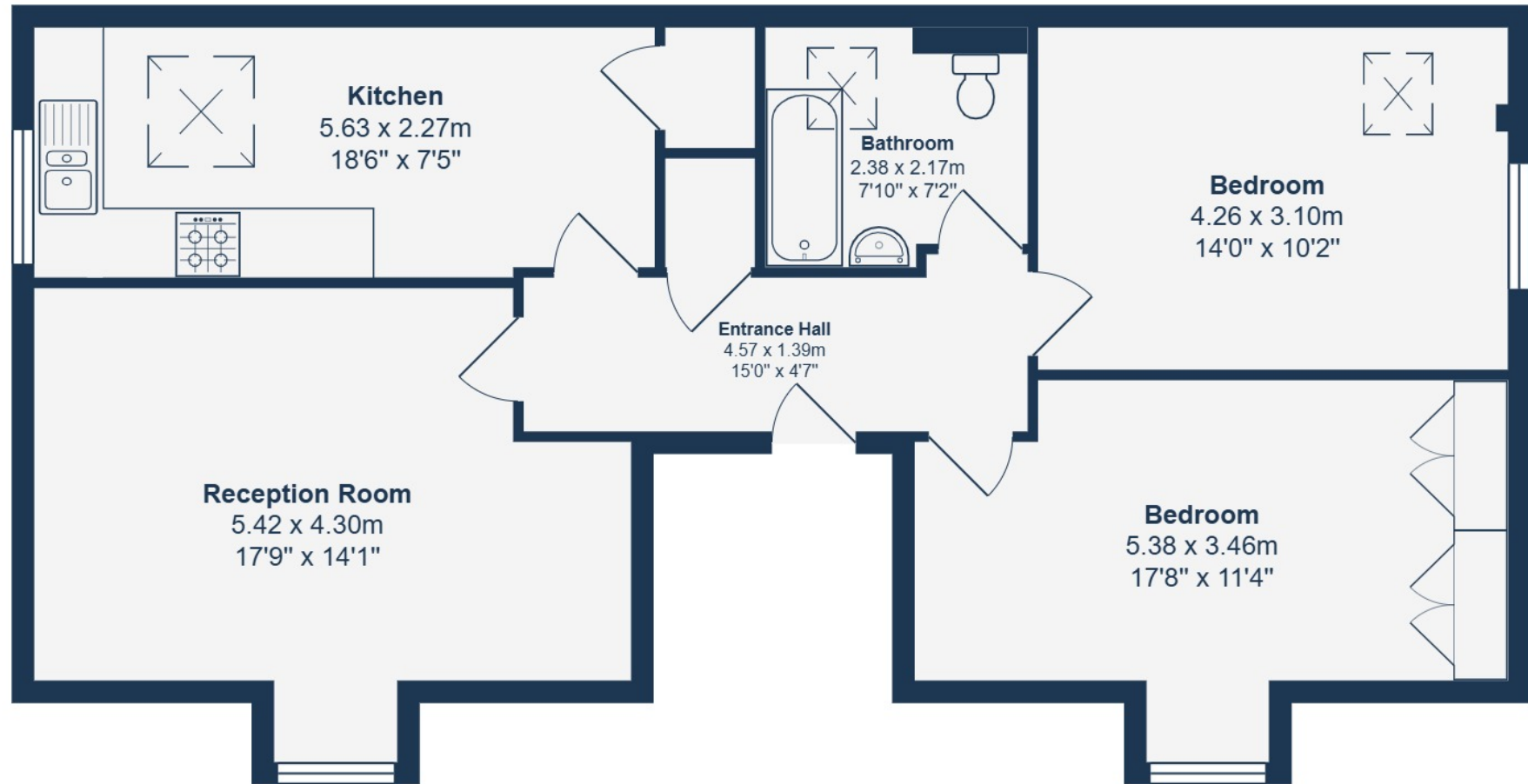
2.38m x 2.17m (7' 10" x 7' 1")

Double-glazed window, ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### Communal Garden



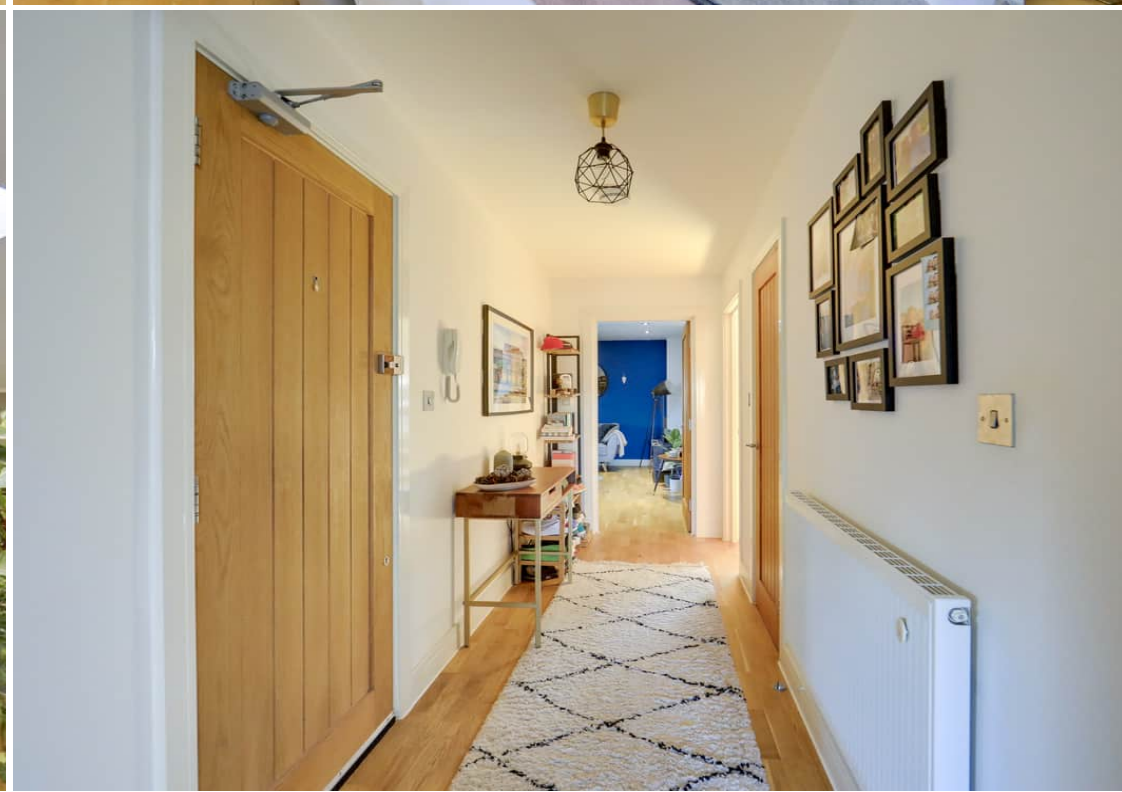


**Top Floor**

**Total Area: 75.1 m<sup>2</sup> ... 808 ft<sup>2</sup>**

Drawn for Stanfords Sales & Lettings

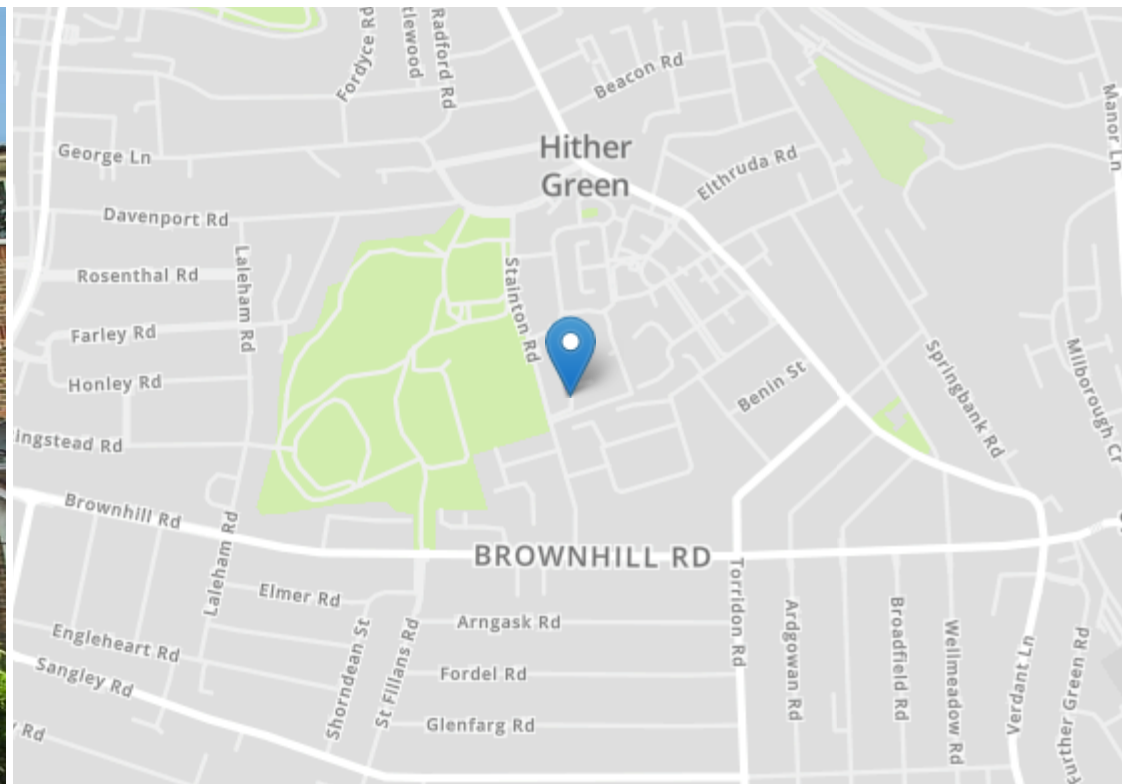
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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	



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.