

Stanfords

— sales & lettings —



£300,000

1 bedroom flat

Staplehurst Road
Hither Green

stanfordsestates.london

Read all about it...

This fantastic one-bedroom, second-floor flat is situated on Staplehurst Road in the heart of Hither Green, and is ideal for first-time buyers.

Located within 0.1 miles of Hither Green Station and with local amenities being on your doorstep, the property's location really is second to none. Accessed via a gated entrance, the property sits on the second floor and comprises of a bright and airy lounge, high ceilings throughout the property, brightly fitted kitchen overlooking the rear, a spacious double bedroom and three-piece bathroom with solid wooden floors throughout. Additional benefits include a large storage cupboard within the hallway as well as secure, off-street parking.

Tenure: Leasehold | **Council Tax:** Lewisham Band C

THIRD FLOOR

Entrance Hall

Pendant light, solid wood flooring, storage cupboard.

Lounge

16' 1" x 14' 3" (4.90m x 4.34m)

Spotlights, Double glazed window to rear, radiator, solid wood flooring.

Kitchen

7' 4" x 6' 11" (2.24m x 2.11m)

Spotlights, double glazed window to rear, matching wall & base units, stainless steel sink with drain and single mixer tap, tile splashback, integrated oven and electric hob, extractor hood, solid wood flooring.

Bedroom

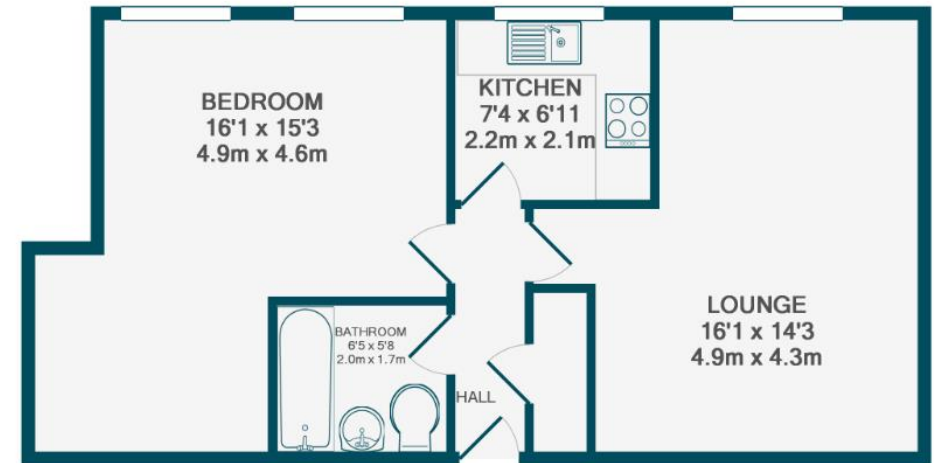
16' 1" x 15' 3" (4.90m x 4.65m)

Spotlights, double-glazed windows to rear, radiator, solid wood flooring

Bathroom

6' 5" x 5' 8" (1.96m x 1.73m)

Spotlights, free standing wash basin, panel enclosed bath/shower, W/C, tile flooring



TOTAL APPROX. FLOOR AREA 497 SQ.FT. (46.2 SQ.M.)

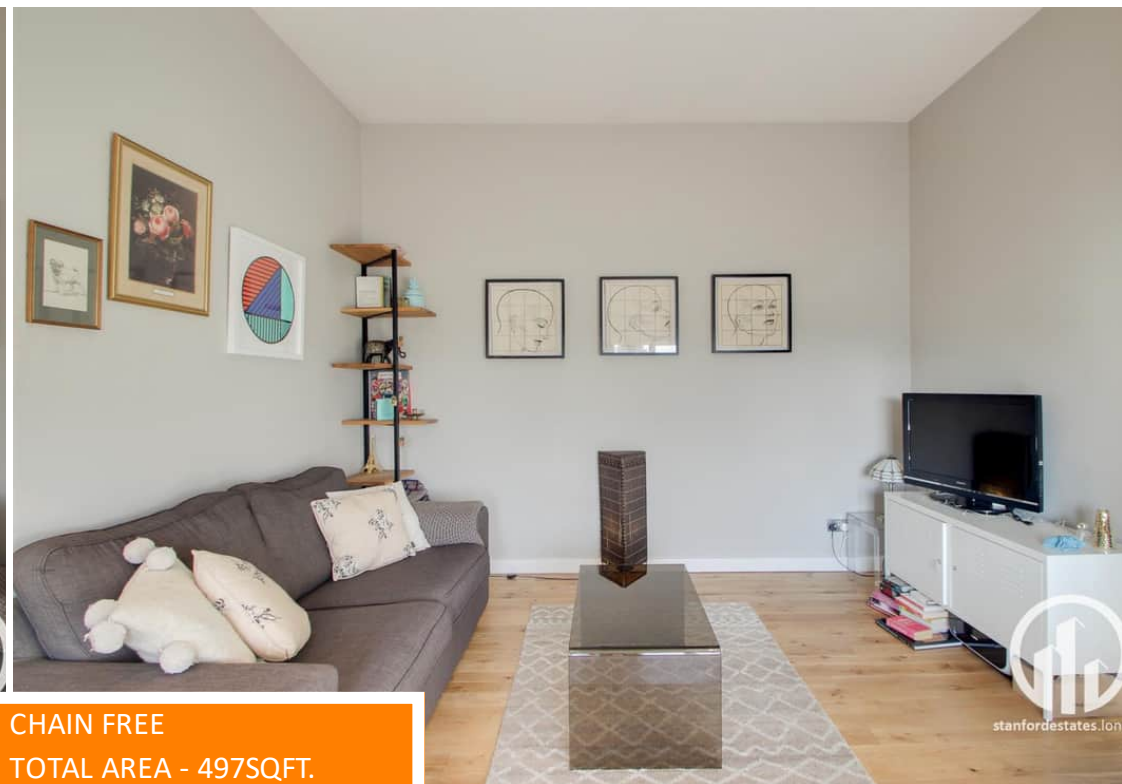
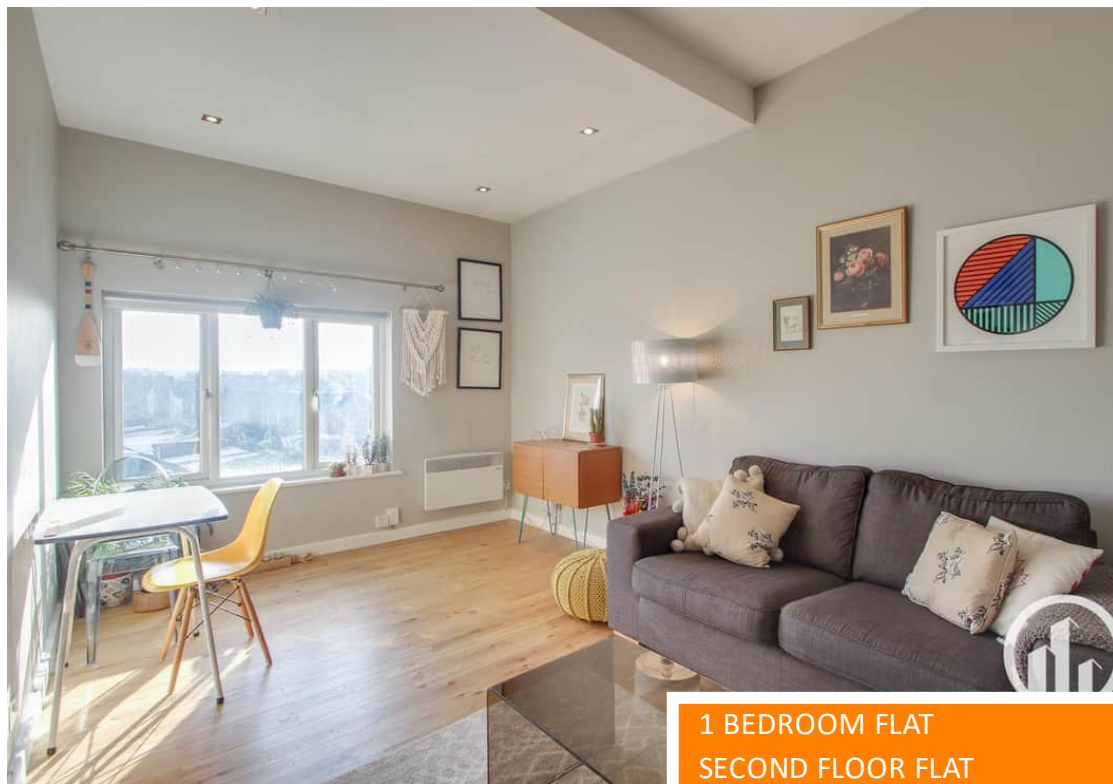
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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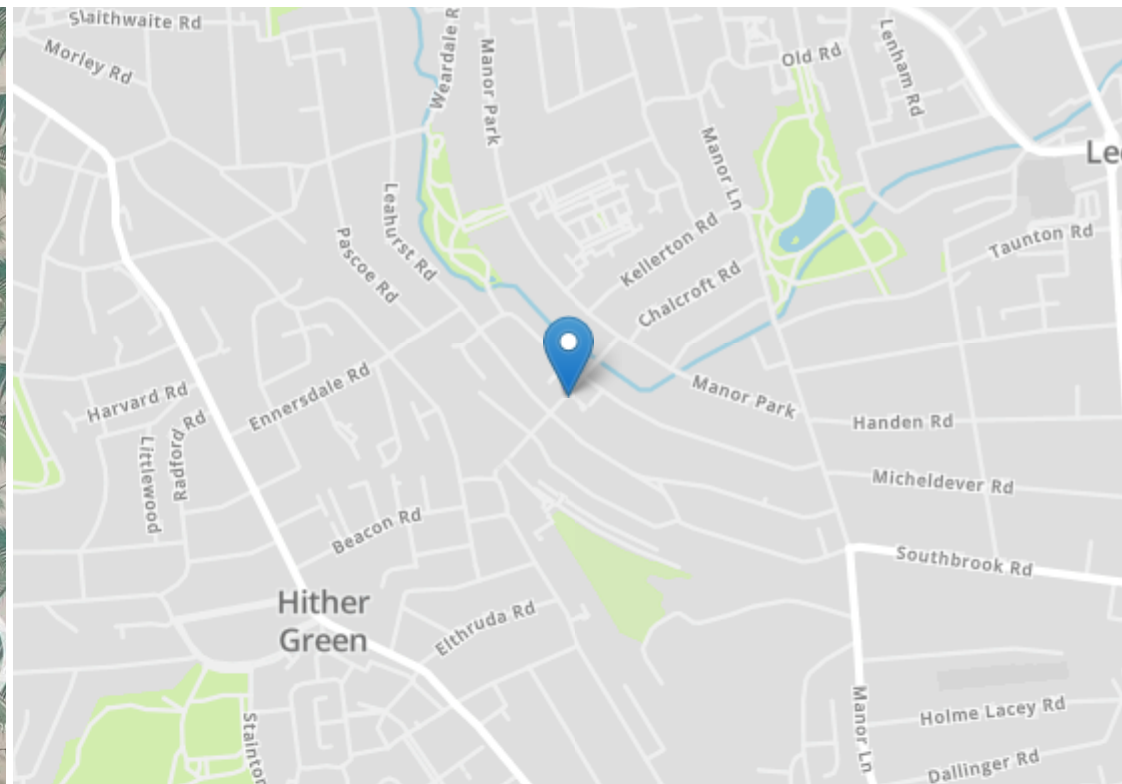
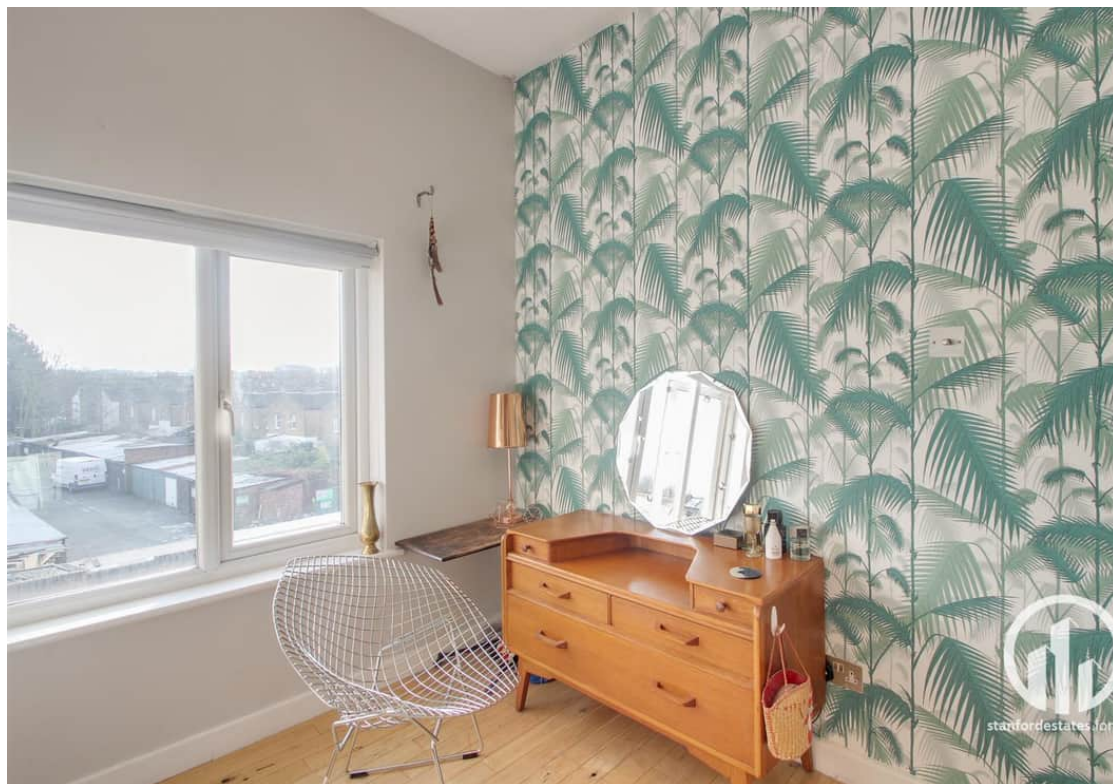
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1 BEDROOM FLAT
SECOND FLOOR FLAT
0.1 MILES TO MANOR PARK

CHAIN FREE
TOTAL AREA - 497SQFT.
0.1MI TO HITHER GREEN
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(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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