



FLAT 58 KINGSWOOD COURT LONDON, SE13 6TD

£375,000
LEASEHOLD

This 3rd floor flat in the popular Kingswood Court on Hither Green Lane is larger than most within the development, measuring an impressive 796 square feet / 74 square meters with direct views of the iconic Hither Green clocktower. The apartment features a spacious reception room that serves as the heart of the home, providing an inviting space for relaxation and entertaining guests and leads to a large, south facing private balcony. The master bedroom has an ensuite bathroom and the second bedroom offers ample space for use as a spare bedroom or a home office. The property has been modernised to a high standard throughout and it also benefits from a secure allocated underground car parking space.

The property is situated in a sought-after area just 0.2 miles from the station. Hither Green is known for its community spirit and excellent transport links, making it easy to access London Bridge, Cannon Street and Charing Cross. There is plenty of green space, both Mountsfield Park and Manor House Gardens just a short walk away. Local amenities include fantastic independent cafes and shops. Within the development there is a gym, Tesco Express and also an on-site caretaker. The property is offered chain- free and is a great opportunity for first-time buyers and investors alike.

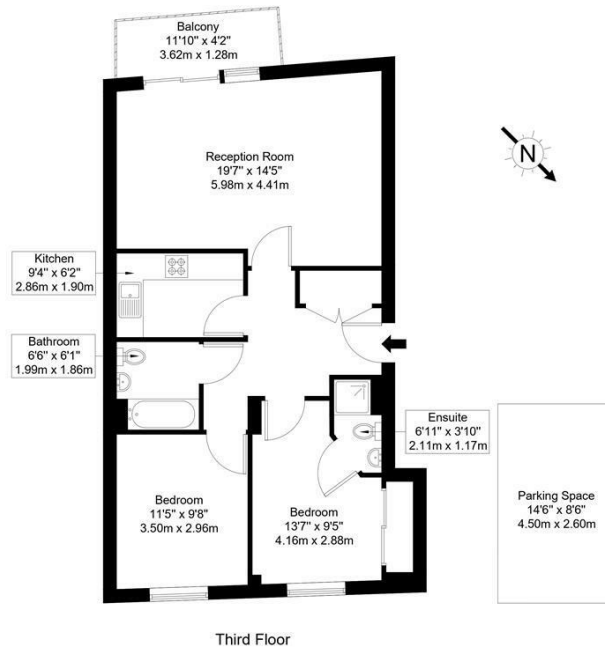
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Approx Gross Internal Area = 69.5 sq m / 748 sq ft

Balcony = 4.7 sq m / 51 sq ft

Total = 74.2 sq m / 799 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lettings
Verdant Lane
London
SE6 1LF

07887933642
glenn@douglaspryce.co.uk
www.douglaspryce.co.uk

DouglasPryce