



333 HITHER GREEN LANE LONDON, SE13 6TJ

£450,000
LEASEHOLD

A beautifully presented two-bedroom ground floor garden flat, offering 826 sq ft of stylish and well-proportioned living space, ideally positioned just moments from Hither Green station.

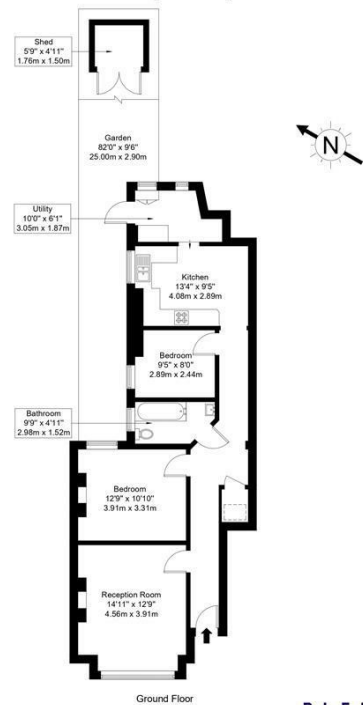
This impressive home seamlessly blends period character with modern design, featuring a spacious separate kitchen and utility room, a bright reception area, and a modern bathroom suite finished to a high standard. The highlight of the property is the private rear garden, providing a tranquil retreat perfect for entertaining or relaxing outdoors. Further benefits include off-street parking, excellent storage, and the convenience of lateral, ground floor access.

Situated just 0.3 miles from Hither Green Station, residents enjoy swift links into London Bridge, Cannon Street, and Charing Cross. The property is also close to Mountsfield Park, offering open green spaces and a popular café — ideal for weekend leisure.

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Approx Gross Internal Area = 76.7 sq m / 826 sq ft
Shed = 2.6 sq m / 28 sq ft
Total = 79.3 sq m / 854 sq ft



Ref :
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		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(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

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