

Hither Green Lane, London, SE13 6TH

- Guide Price £450,000 to £475,000
- Two Double Bedrooms
- Rear Garden 33ft
- Lease remaining 965 years
- Mountfield Park 200 metres
- Beautiful Garden Flat
- Separate Kitchen
- Share of Freehold
- Hither Green Station 450 metres
- EPC D

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DESCRIPTION

Guide Price £450,000 to £475,000. A delightful Victorian garden flat with Share of Freehold; 450 metres from Hither Green Station and 200 metres from Mountsfield Park.

This lovely ground floor conversion flat has two double bedrooms, a front reception room, separate kitchen, bathroom and rear garden.

The front reception is over 13ft deep into the front bay, with beautiful tiled fire surround, picture rail, dado rail, period coving and wooden window shutters. The kitchen has wonderful wall to ceiling metro tiles contrasting with crisp white wall and base units. There is also a door to the side return.

The first bedroom is over 11ft deep, as is the second, with the latter having double doors to the 33ft rear garden. The bathroom has a white 3 piece suite with shower over bath, and counter top sink.

The flat comes with Share of Freehold with an underlying lease of 965 years. Insurance premiums are shared with the flat upstairs and we are told that there are no service charges.

Please call the Sales Team at Hunters to book your viewing.

Hither Green Station 450 metres - with trains to London Bridge, Charing Cross and Cannon Street.

Hither Green shops and cafes - just up the road, including Le Délice and Drink at Bob's; plus The Station pub by the station.

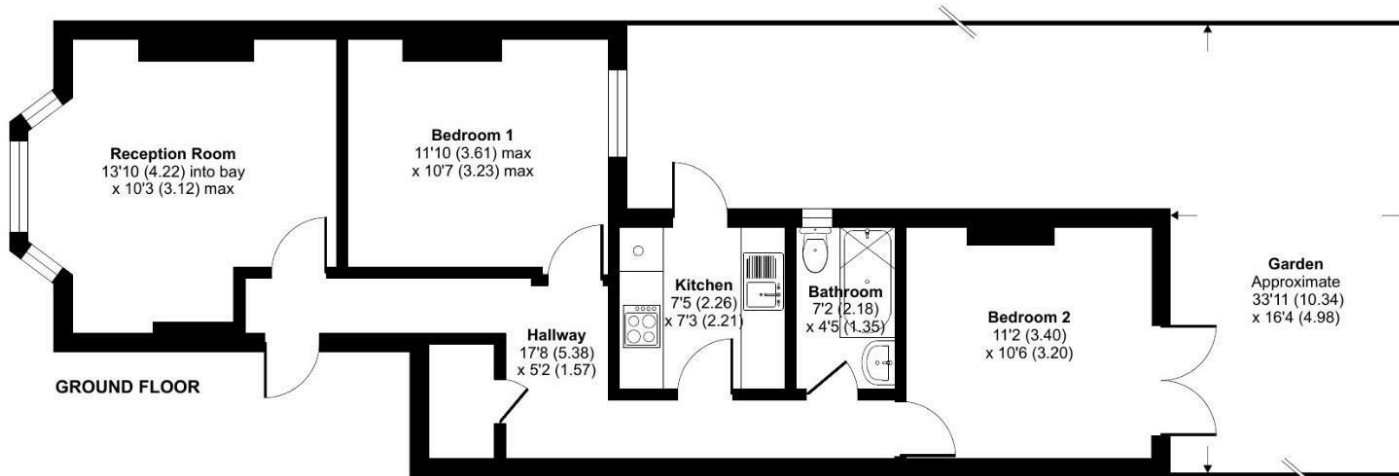
Mountsfield Park - grassland, rose garden, community garden and café, plus great views over south London.





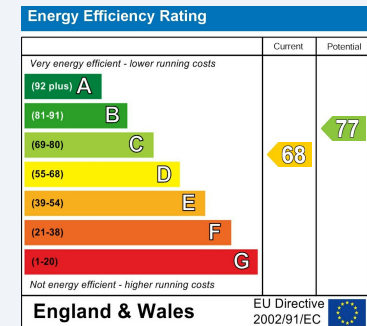
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Approximate Area = 643 sq ft / 59.7 sq m
For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters. REF: 1095083

Viewings

Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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