



## Hither Green Lane, London, SE13 6QE

- Guide Price £425,000-£450,000
- Period Conversion
- 24ft Rear Garden
- Lease 119 years
- Shops and Cafes - down the road
- Two bedrooms
- Ground Floor
- 15ft Bay-Fronted Reception Room
- Hither Green Station 550 metres
- EPC Grade D

**Guide Price £425,000 to £450,000**



# Hither Green Lane, London, SE13 6QE

Guide Price: £425,000 to £450,000. Delightful two-bedroom Victorian ground-floor flat with private front and rear gardens, 550 metres from Hither Green Station and 450m from Mountsfield Park.

Step inside your own private front door to find a beautifully maintained home where character meets comfort. The front reception extends over 15ft into the bay window, featuring a stunning tiled fireplace and elegant wood flooring. The fully-fitted kitchen is thoughtfully designed for both style and functionality.

The main bedroom offers a 15ft retreat with polished wooden floor, built-in wardrobes and window overlooking the garden, while the bright second bedroom is perfect for guests, family, or a home office. The family bathroom has a white three-piece suite, complete with an over-bath shower and a countertop sink.

The rear garden has plenty of space for pot plants, table and chairs, plus barbecue. The 17ft front garden also has flower bed for mature plants.

This ground floor flat makes a lovely home, with cafes, shops, parks and good transport links nearby.

Lease 119 years.

Don't miss out—contact Hunters Sales Team today to arrange your viewing!

Hither Green Station 550 metres - with trains to London Bridge, Charing Cross and Cannon Street.

Hither Green shops and cafes - just up the road, including Le Délice café and Sarah's Place for cocktails; plus The Station Pub by the station.

Mountsfield Park 450 metres - grassland, rose garden, community garden and café, plus great views over south London.









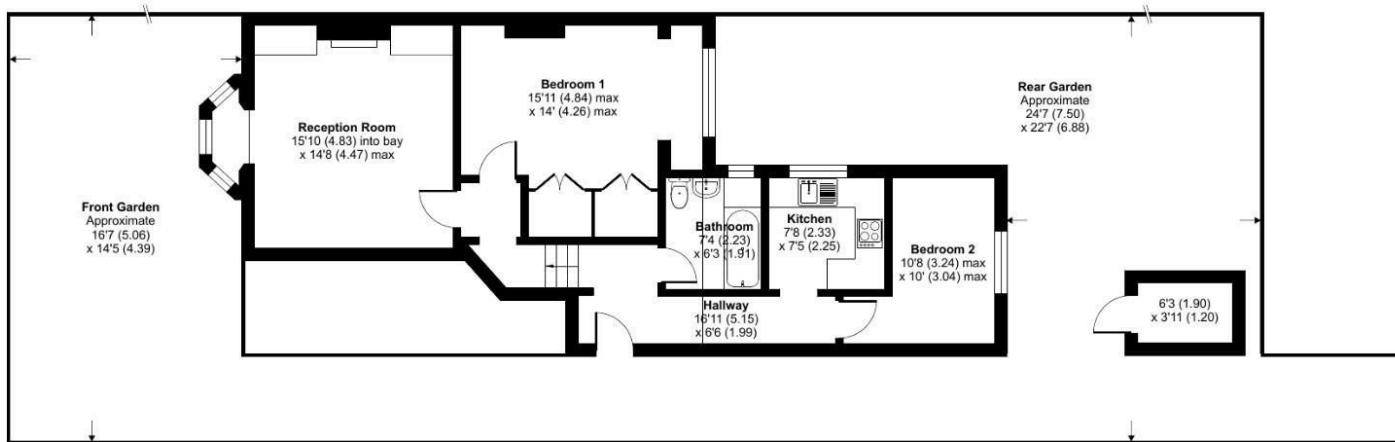
## Hither Green Lane, London, SE13

Approximate Area = 723 sq ft / 67.1 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 748 sq ft / 69.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
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### Viewings

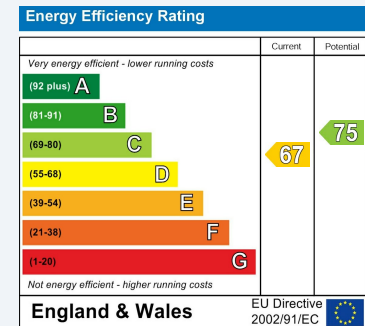
Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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