



Hither Green Lane | | London | SE13 6TT

£415,000

 **MovingInn**
sales, lettings & management

Hither Green Lane | London | SE13 6TT £415,000

Nestled in the charming area of Hither Green, this newly refurbished top floor flat offers a delightful blend of modern living and period charm. Spanning an impressive 624 square feet, the property features two well-proportioned bedrooms, making it ideal for couples, small families, or those seeking a comfortable home office space.

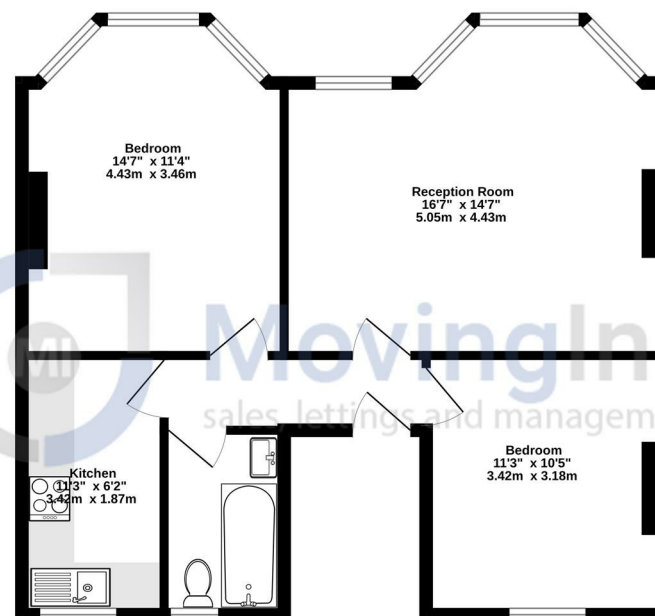
The property boasts a bright and airy reception room, perfect for relaxation or entertaining guests. The flat has been tastefully updated with new carpets throughout, enhancing its inviting atmosphere. The well-appointed bathroom and kitchen provide all the necessary amenities for contemporary living, ensuring convenience and comfort.

Built in 1900, this property retains a sense of character while benefiting from modern refurbishments. The flat is offered with a share of freehold, boasting an impressive 992 years remaining on the lease, and there is no ground rent to worry about. The annual service charge is a

- Newly refurbished top floor flat
- No ground rent, low service charge
- Two spacious bedrooms
- Located in Hither Green
- Viewing highly recommended
- Share of Freehold, 992 years lease
- New carpets throughout
- Bright reception room
- Nine minutes walk to Hither Green Train Station



First Floor
624 sq.ft. (58.0 sq.m.) approx.



Hither Green Lane, London, SE13
TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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		
(39-54) E	53	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band C
EPC Rating E

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