



39 CHILTONIAN MEWS

LONDON, SE13 5FD

£450,000
LEASEHOLD

Set within a characterful former biscuit factory just a few seconds from Hither Green station, this well-presented, two-bedroom, first-floor apartment offers a blend of industrial charm and modern living all with the convenience of being just moments from Hither Green.

Internally, the apartment is thoughtfully laid out, centred around a spacious open-plan kitchen/reception room measuring over 30 feet in length—perfect for both relaxing and entertaining. The kitchen is neatly arranged with ample worktop and storage space, flowing seamlessly into the bright living area with access to the balcony. There are two well-proportioned bedrooms, both offering comfortable accommodation, alongside a modern family bathroom. Additional storage is cleverly incorporated off the hallway, enhancing practicality for everyday living. The property benefits from a secure, allocated, covered parking space and a large private balcony.

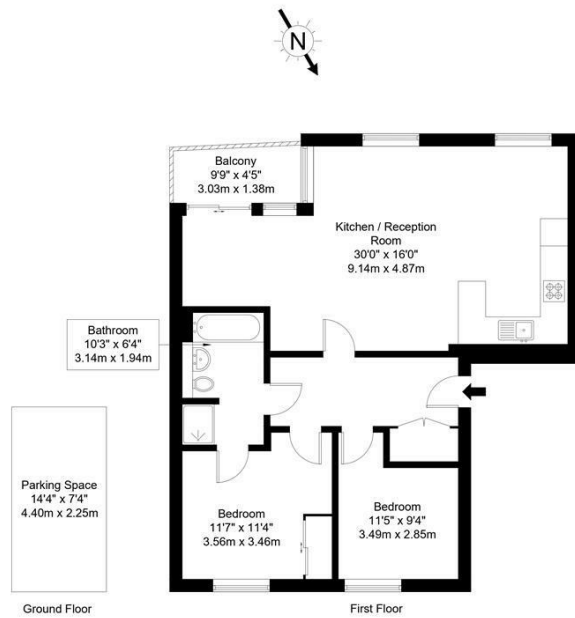
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Approx Gross Internal Area = 73.7 sq m / 793 sq ft

Balcony = 3.97 sq m / 43 sq ft

Total = 77.67 sq m / 836 sq ft



Ref :

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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		87	87
(69-80) C			
(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

Sales
Verdant Lane
London
SE6 1LF

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

DouglasPryce