

The logo for Stanford Estates, featuring the word "STANFORD" in a white serif font. The letter "O" is replaced by a circular icon containing a stylized building with three vertical bars of increasing height.

STANFORD

— ESTATES —

www.stanfordestates.london

2 bedroom

£435,000

Effingham Road, Hither Green

Read all about it...

A fantastic opportunity to purchase a two bedroom, split-level, Victorian converted property on Effingham Road in the Lee conservation area. Split over two floors the property comprises of a bright and airy lounge, modern fitted kitchen, two double bedrooms and a lovely modern bathroom. Just 0.1 miles from Manor House Gardens and 0.3 miles from Hither Green Station, this property is brilliantly located for parks and commons in the local area as well as transport links to central London.

Call now to arrange your viewing.

Council : Lewisham

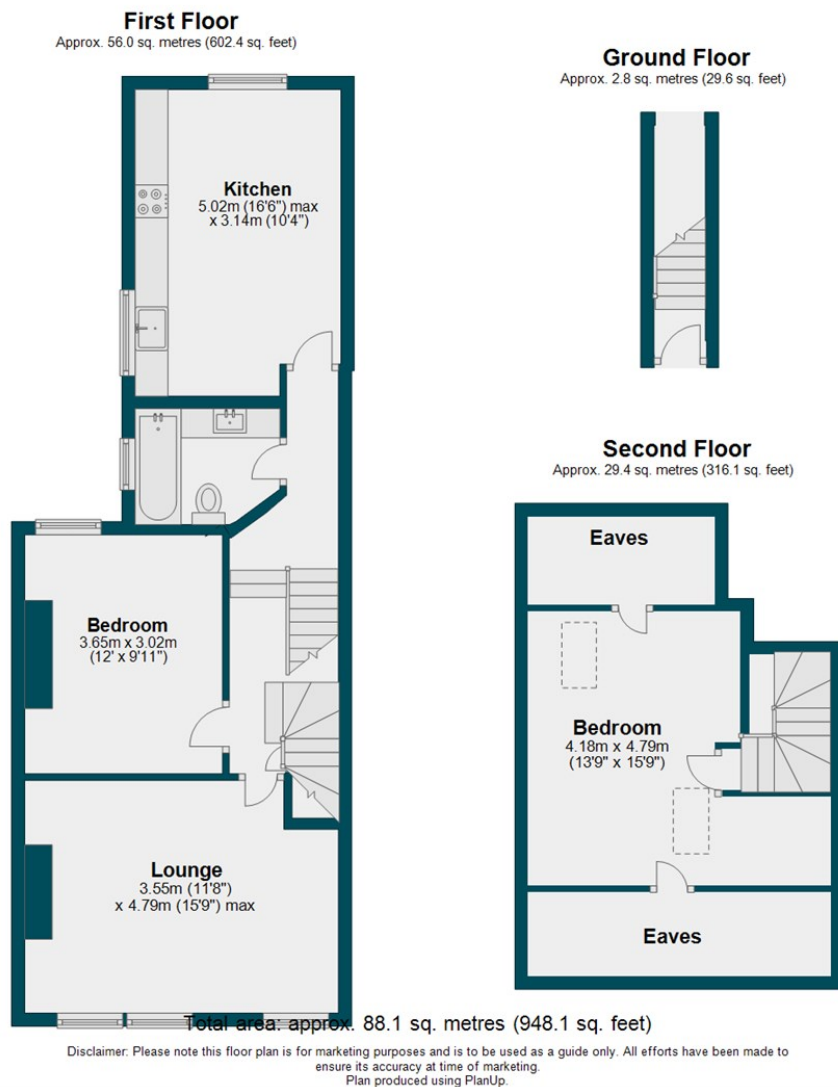
Council Tax Band : C

Approx floor area: 948.10 sq ft

- Two Bedroom Flat
- Converted Loft
- 0.4mi to Hither Green Station
- 0.1mi to Manor House Gardens
- Sought-After Location
- Chain Free

To arrange a viewing please call us on: **020 8852 0026**





GROUND FLOOR

Entrance Hall

Stairs leading up to the first floor.

FIRST FLOOR

Landing

Storage cupboard, radiator, fitted carpet.

Lounge

11'8" x 15'9"

Three sash windows to front, radiator, cast iron fireplace, picture rail, coving, pendant ceiling light, fitted shelves, fitted carpet

Kitchen

16'6" x 10'4"

Double glazed window to side, sash window to rear, radiator, matching wall and base units, wooden worktops, tiled splash back, ceramic 'butler' sink with mixer tap, integrated electric double oven, electric hob, hood extractor, space for dishwasher, spotlights, laminated flooring.

Bedroom

12'0" x 9'11"

Sash windows to rear, radiator, cast iron fireplace, picture rail, coving, pendant ceiling light, fitted carpet.

Bathroom

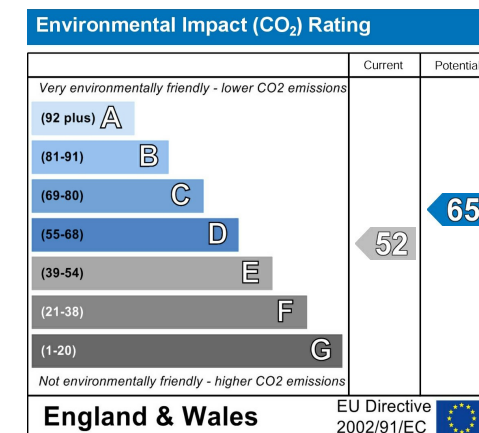
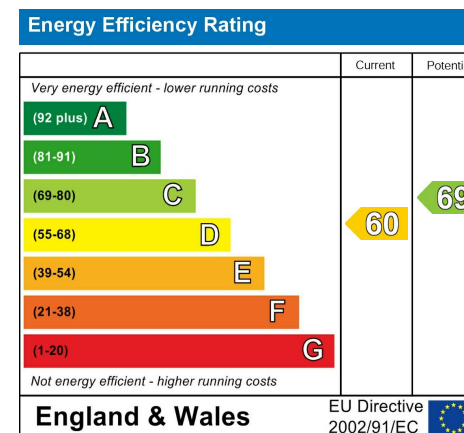
Double glazed window to side, heated towel rail, white suite comprising panel enclosed bath and grass screen, thermostatic shower, vanity unit with marble worktop and ceramic wash basin, wall mirror, WC, tiled splash back, tiled floor.

SECOND FLOOR

Bedroom

13'9" x 15'9"

Two skylights, radiator, two eaves storage, ceiling light, fitted carpet.





Viewer notes...



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