

The logo for Stanford Estates, featuring the word "STANFORD" in a large, white, sans-serif font, with a stylized building icon integrated into the letter "O". Below it, the word "ESTATES" is written in a smaller, white, sans-serif font, flanked by horizontal lines.

STANFORD  
— ESTATES —

[www.stanfordestates.london](http://www.stanfordestates.london)

1 bedroom

£269,000

Knowles Hill Crescent, Hither Green

# Read all about it...

This one bedroom property in the heart of Hither Green is perfect for young professionals looking for a quick commute in to the city. With a large open plan kitchen/diner and plenty of windows throughout, this bright and airy flat feels warm and welcoming. To the rear the flat also includes space for parking.

Situated just 0.4ml from Hither Green Station the property is just a 15 minute train journey in to London Bridge or 18 minutes in to Cannon Street. Just a short walk from Hither Green lane, the property is also very close to a supermarket, various coffee shops, a newly opened cocktail bar and of course the beautiful local parks.

Call now to arrange a viewing.

Council Tax: Lewisham  
Tax Band: C

Approx floor area: 448.00 sq ft

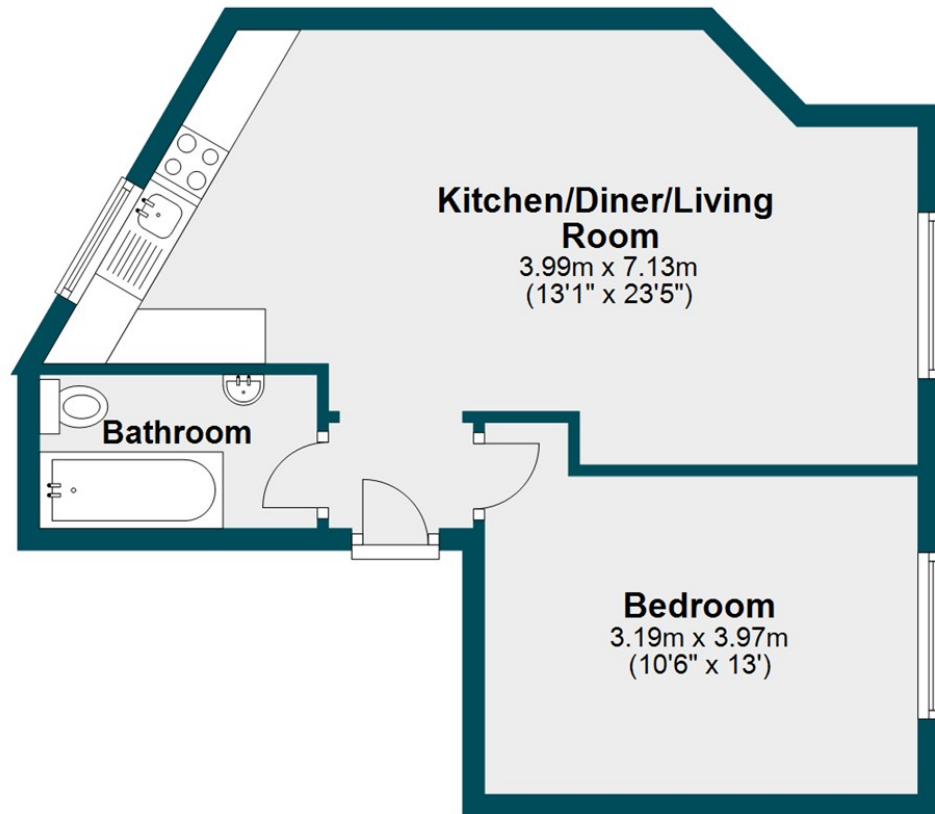
- Top Floor Flat
- Open Plan Kitchen/Diner
- Quiet Location
- 1 Bedroom
- 0.4mi to Hither Green Station
- Modern Kitchen

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



## Second Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 41.7 sq. metres (448.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of marketing.  
Plan produced using PlanUp.

## SECOND FLOOR

### Hall

Wooden floors.

### Kitchen/Living Room

13'1" x 23'5"

Wooden floor, double glazed window at either side, radiator, matching wall and base units, four ring gas hob, extractor fan, electric oven, single basin with drainer, plumbing for washing machine, space for fridge freezer, cupboard housing combi boiler.

### Bedroom

10'6" x 13'0"

Fitted carpet, double glazed window to rear, radiator.

### Bathroom

Tiled floor, tiled surround, panel enclosed bath with shower, fixed wash basin, low level W/C, extractor fan.

### 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Viewer notes...



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