

STANFORD
— ESTATES —

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2 bedroom

£320,000

Hospital Way, Hither Green



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Read all about it...

This spacious two double bedroom, top floor flat is situated in a convenient and quiet area in Hither Green. A stone's throw from Mountsfield Park this purpose-built apartment benefits from a local Tesco and 24 Hour Anytime Fitness gym in the neighbouring development as well as being located 0.5mi from Hither Green Station, allowing fast commute to Central London and the City.

The property benefits from a spacious lounge, modern fitted kitchen and bathroom, two double bedrooms and storage throughout. To the rear is a communal rear garden and the property has a lease of 117 years.

Council : Lewisham

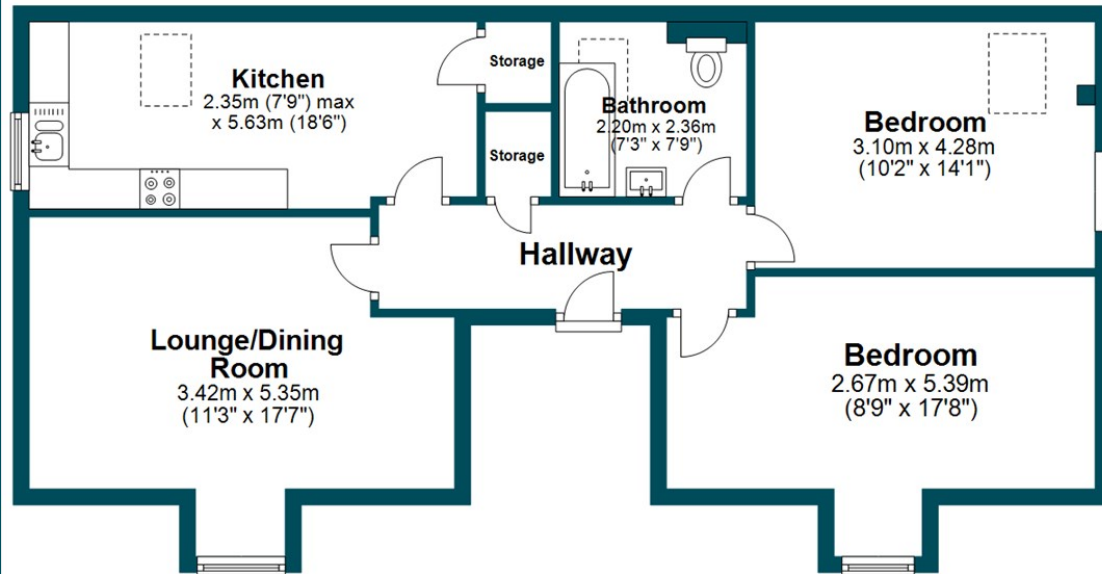
Council Tax Band : (B)

Approx floor area: 803.00 sq ft

- Two Double Bedrooms
- 0.5mi to Hither Green Station
- Over 800sqft.
- Top Floor
- Quiet Cul-de-sac
- Recently Decorated

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





Top Floor

Approx. 74.6 sq. metres (803.1 sq. feet)

Kitchen
2.35m (7'9") max
x 5.63m (18'6")

Bathroom
2.20m x 2.36m
(7'3" x 7'9")

Bedroom
3.10m x 4.28m
(10'2" x 14'1")

Hallway

Lounge/Dining Room
3.42m x 5.35m
(11'3" x 17'7")

Bedroom
2.67m x 5.39m
(8'9" x 17'8")

Total area: approx. 74.6 sq. metres (803.1 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.

TOP FLOOR

Hallway

Laminate wood floor, entry phone, radiator, storage cupboard.

Lounge/Dining Room

11'3" x 17'7"

Double glazed window to front, laminate wood floor, radiator.

Kitchen

7'9" x 18'6"

Double glazed window to side, skylight, laminate wood floor, matching wall & base units, 4 ring gas hob with extractor hood, electric oven, integrated fridge freezer, washing machine, single drainer sink with mixer tap, radiator, storage cupboard.

Bedroom

10'2" x 14'1"

Double glazed window to side, skylight, laminate wood floor, radiator.

Bedroom

8'9" x 17'8"

Double glazed window to front, skylight, laminate wood floor, radiator.

Bathroom

Skylight, tiled floor, tiled surround, panel enclosed bath with shower attachment, low-level WC, fixed washbasin with vanity unit, extractor fan, heated towel rail.

OUTSIDE

Communal Garden

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Viewer notes...



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