



STANFORD

— ESTATES —

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

2 bedroom

£350,000

Highfield Close, Hither Green



# Read all about it...

A lovely two bedroom, top floor flat situated in Highfield Close, a quiet development situated just 0.5 miles to Hither Green station. The property is presented in excellent condition throughout and includes a large lounge, two double bedrooms - the master with fitted wardrobe, modern fitted shower room and plenty of storage.

To the rear is a large communal garden and the property comes with allocated parking to the front.

Offered to the market with no onward chain.

Council : Lewisham

Council Tax Band : (C)

Approx floor area: 633.00 sq ft

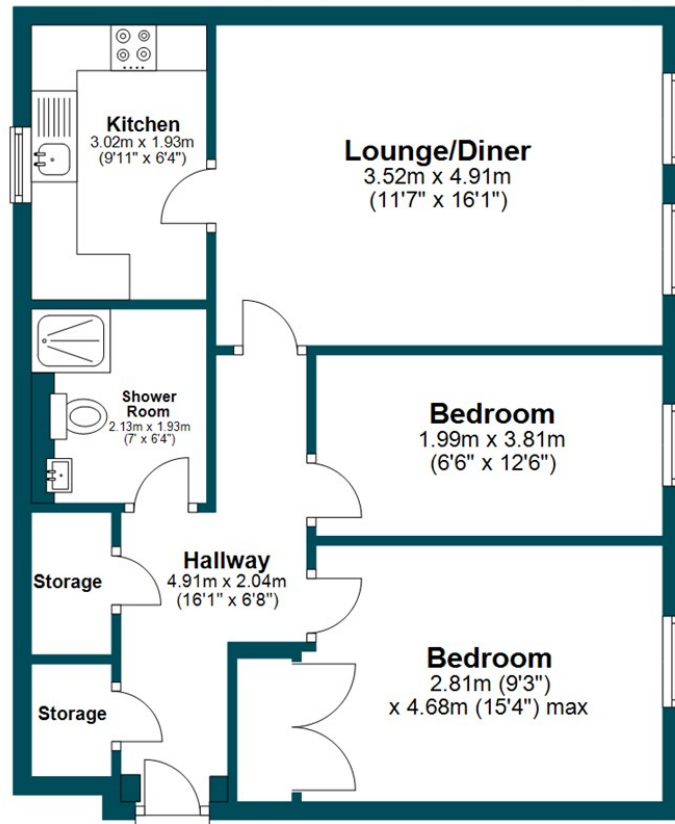
- Two Bedroom Flat
- Allocated Parking
- Modern Shower Room
- Top Floor
- 0.5mi to Hither Green Station
- Gas Central Heating

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



## Top Floor

Approx. 58.9 sq. metres (633.6 sq. feet)



Total area: approx. 58.9 sq. metres (633.6 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, two storage cupboards.

### Lounge/Diner

11'7" x 16'1"

Two double glazed windows to front, laminate wood floor, radiator.

### Kitchen

9'11" x 6'4"

Double glazed window to rear, lino floor, matching wall & base level units, single drainer sink with mixer tap, four ring gas hob with extractor hood, electric oven, plumbing for washing machine, space for fridge freezer.

### Bedroom

9'3" x 15'4"

Double glazed windows to front, laminate wood floor, radiator, fitted wardrobe.

### Bedroom

6'6" x 12'6"

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

### Shower Room

7'00 x 6'04

Tiled floor, tiled surround, shower enclosure with glass screen, fixed washbasin with vanity unit, low-level WC, wall mounted mirror unit.

### 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		
England & Wales	EU Directive 2002/91/EC	





# STANFORD

## ESTATES

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

Viewer notes...



The details contained within these particulars are made available for information only. Whilst Robert Stanford Estates Limited makes every effort to ensure that information is accurate, complete and up to date, we make no representations or warranties of any kind, express or implied, about the information and as such we cannot be held responsible for omissions, errors or inaccuracies, nor for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content. Robert Stanford Estates Limited has made every effort to ensure that measurements, details and floorplans within our particulars are accurate. However, they are only an approximate general guide and the property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract. You should not regard, or take anything, within these particulars as being financial advice.

This disclaimer is governed by and to be construed in accordance with the laws of England and Wales. Any reliance you place on information within these particulars is therefore strictly at your own risk.