



STANFORD  
ESTATES

Staplehurst Road  
Hither Green

£450,000

A larger than average two double bedroom, two bathroom flat on Staplehurst Road in the heart of Hither Green. The property boasts in excess of 950sqft. of living space which includes a huge 25' kitchen/lounge, two double bedrooms - one with en-suite and a main bathroom. The property is offered with a 125 year lease and is chain free!

- Two Large Double Bedrooms
- Two Bathrooms
- Over 950sqft.
- Open-Plan Kitchen/Lounge
- Close to Station
- Chain Free

£450,000

Approx . 991.00 sq ft

Please call us to arrange a viewing on:-

**020 8852 0026**

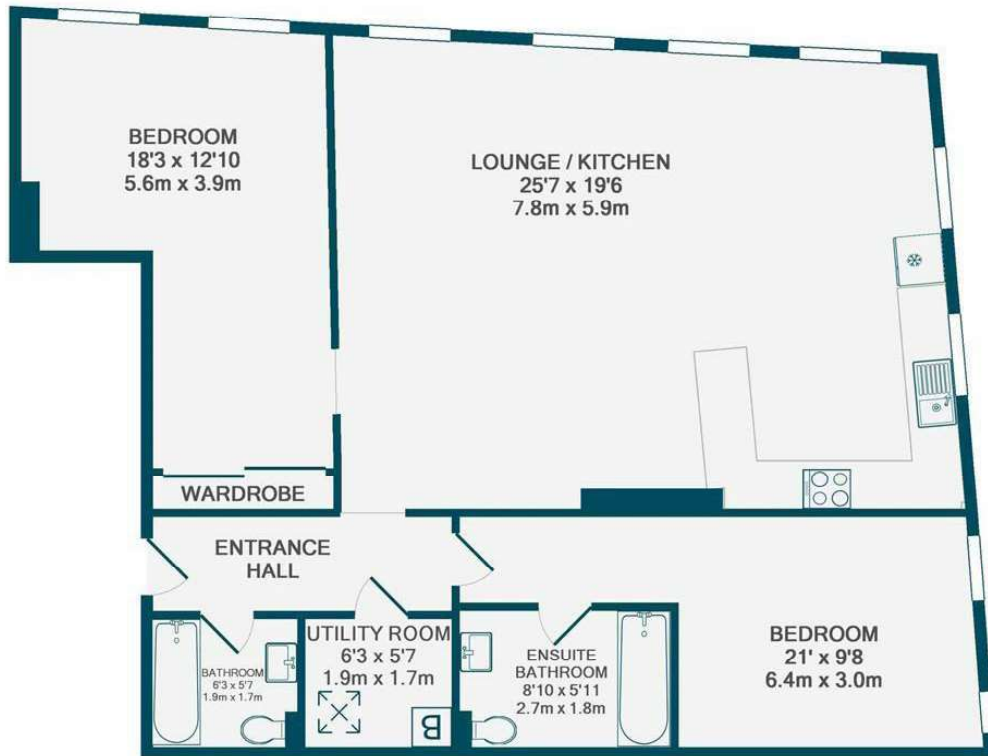
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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TOTAL APPROX. FLOOR AREA 991 SQ.FT. (92.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## FIRST FLOOR

### Entrance Hall

Security camera, inset ceiling lights, wood floor.

### Utility Room 6'2" x 5'6" (1.90 x 1.70)

Skylight window, boiler, switchboard.

### Kitchen/Lounge 25'7" x 19'4" (7.80 x 5.90)

Lounge area : Four double glazed windows to front, double glazed window to side, four radiators, inset ceiling lights, wood floor.

Kitchen area: Double glazed window to side, matching wall and base units, single drainer sink with mixer tap, fridge / freezer, induction hob & splashback, double oven, breakfast bar, inset ceiling lights.

### Bedroom 18'4" x 12'9" (5.60 x 3.90)

Two double glazed windows to front, built in wardrobe, radiator, inset ceiling lights, wood floor.

### Bedroom 20'11" x 9'10" (6.40 x 3.00)

Two double glazed windows to side, built in wardrobe, radiator, inset ceiling lights, wood floor.

### En-Suite Bathroom 8'10" x 5'10" (2.70 x 1.80)

White suite comprising of a panel enclosed bath with shower attachment and glass screen, rectangular wash basin with vanity unit, wall mounted low level w/c, heated towel rail, inset ceiling lights, extractor fan, tiled floor, tiled surround.

### Bathroom 6'2" x 5'6" (1.90 x 1.70)

White suite comprising of a panel enclosed bath with shower attachment and glass screen, rectangular wash basin with vanity unit, wall mounted low level w/c, heated towel rail, inset ceiling lights, extractor fan, tiled floor, tiled surround.



Disclaimer: These particulars have been prepared in good faith and they do not constitute part of an offer or contract. We have not carried out a structural survey and the equipment, services and appliances given. The floor plans are for guidance only, these particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, or redistribute

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