





294A HITHER GREEN LANE

LONDON, SE13 6TS

£450,000

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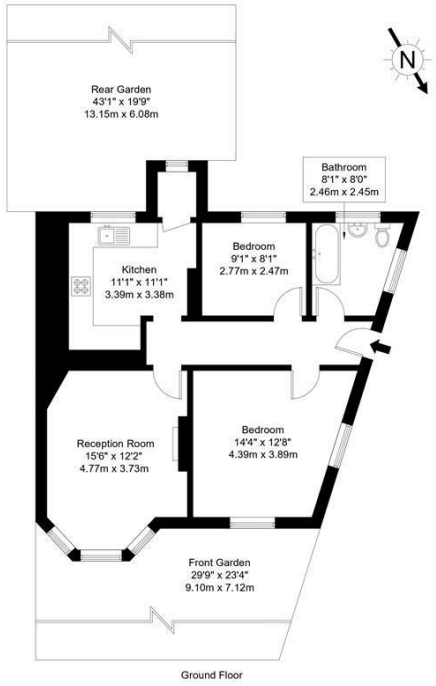
GUIDE PRICE £450,000 - £475,000 A spacious and naturally bright two-bedroom ground-floor flat, offering approximately 681 sq. ft. of accommodation, its own private entrance and generous front and rear gardens, conveniently positioned within easy reach of Hither Green Station. Set along Hither Green Lane, this appealing two-bedroom flat offers a fantastic combination of well-proportioned living space, excellent natural light and unusually generous outdoor space for a property of its kind.

The accommodation extends to approximately 681 sq. ft. and is thoughtfully arranged across the ground floor. A welcoming reception room sits to the front of the property, featuring an attractive bay window which allows plenty of natural light to flood the room. The separate kitchen provides a practical space for cooking and dining, while both bedrooms are comfortably proportioned, with the second bedroom offering flexibility for guests, a child's bedroom or those

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Approx Gross Internal Area = 63.3 sq m / 681 sq ft



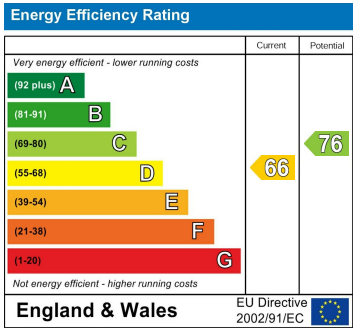
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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