



Mount Pleasant Road | Hither Green, London, SE13 6RD



Guide Price £350,000 - £375,000

Share of Freehold

ROBINSON-JACKSON
Our service will *move* you

Mount Pleasant Road, Hither Green

Nicely presented two bedroom Victorian conversion garden flat located in a quiet residential street within ten mins walk of Ladywell station. This lovely starter home briefly comprises own front door, reception with space for dining, separate kitchen with direct access to private garden with patio area and lawn, two bedrooms and a family bathroom with modern white suite.

Property close to amenities including local train station Ladywell, as-well-as an array of shops and boutiques. Please call to view for a no fuss property ideal for you to move straight in offered chain free.



Interior

ENTRANCE HALL: Entrance door, laminate floor, access to all rooms.

RECEPTION ROOM: 4.04m x 3.73m (13'3" x 12'3") Double glazed window to rear, laminated floor, radiator.

KITCHEN: 2.44m x 2.41m (8' x 7'11") Double glazed window to rear, double glazed doors to side, tiled floor and splash back. range of wall and base units with roll edge work tops, integrated oven and gas hob, space for fridge freezer, plumbed for washing machine.

BEDROOM 1: 4.80m x 3.44m (15'9" x 11'3") Double glazed window to front, fitted carpet, radiator.

BEDROOM 2: 2.90m x 1.91m (9'6" x 6'3") Double glazed window to side, radiator, fitted carpet, built in cupboard.

BATHROOM: 3.05m x 1.32m (10' x 4'4") Double glazed window to rear, tiled floor and walls, panel enclosed bath with rain shower over and glass shower screen, wash hand basin, low level w.c., spotlights, heated towel rail.

Exterior

GARDEN: Pebble chipping patio area, mainly laid to lawn.

Share of Freehold Information

Time remaining on lease: Approx. 990 Years*

Service Charge: TBC*

(*to be verified by Vendors Solicitor)

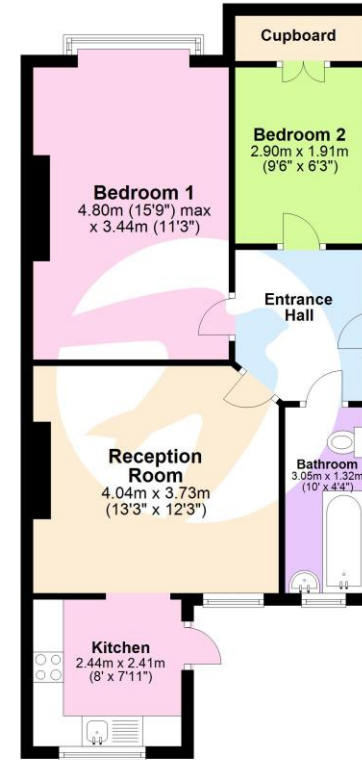
Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band B (£1,585.09 pa)

EPC Rating: TBC

Ground Floor



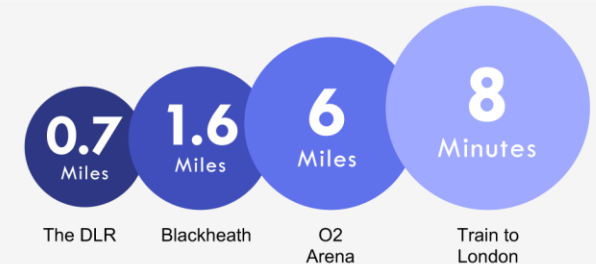
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Property Location

Mount Pleasant Road, Hither Green, London, SE13 6RD



*All distances from branch postcode. Train time from nearest station.

Location

While it's easy to hop on the train or DLR at Lewisham station to explore the rest of London, there's plenty in the town itself. There's an indoor shopping centre and a daily street market, a surprising amount of green space and restaurants serving world cuisine.

Families can choose from a wide selection of state primary and secondary schools, as well as some respected independent options. Blackheath is Lewisham's close neighbour, with fine dining, boutique shops and bustling bars.

Property Features

- Two bedroom maisonette
- Double glazed and gas central heating
- Rear private garden
- Close to local amenities, schools and parks
- Good location for transport links
- Total floor area: 54m²= 581ft² (guidance only)

FOR MORE INFORMATION
CONTACT US TODAY.

020 8297 8777

Robinson Jackson
27 Lewis Grove,
Lewisham,
London, SE13 6BG

lewisham@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.