



Littlewood | Hither Green, London, SE13 6SD



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Guide Price £375,000 - £400,000

Leasehold

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Littlewood, Hither Green

This large ground floor Victorian conversion is bright and beautifully presented. The property offers a generous light living room and a good-sized bedroom. The kitchen with dining space has modern units with plenty of storage and access to its own private garden. Located on a sought after road within close proximity to Hither Green, Catford and Ladywell stations and the popular shops and eateries in the area. Ladywell village and fields are also a much enjoyed aspect of the location.

Property Features

- One bedroom ground floor flat
- Private rear garden
- Modern kitchen and bathroom
- Close to local amenities and transport links
- Perfect for first time buyer
- Total floor area: 57m² = 613.54 ft² (guidance only)



Interior

ENTRANCE HALL: Communal entrance, wood floor, entrance door.

RECEPTION ROOM: 4.14m x 3.68m (13'7" x 12'1") Sash bay window to front, wood floor, feature fire place, radiator, covings, picture rails.

BEDROOM: 3.72m x 3.00m (12'2" x 9'10") Double glazed window to rear, wood floor, radiator.

KITCHEN: 5.00m x 3.66m (16'5" x 12') Sash bay window to side, double glazed door to garden, wood floor, feature fire place, range of wall and base units, integrated oven, gas hob and extractor hood over, stainless steel sink unit with mixer tap, integrated washing machine and fridge freezer, radiator. tiled splash back.

BATHROOM: 1.95m x 1.63m (6'5" x 5'4") Double glazed frosted window to side, panel enclosed bath with shower attachment and glass shower screen, low level WC, wash hand basin, tiled walls and floor, heated towel rail.

Exterior

GARDEN: Patio area, laid to lawn, garden shed.

Leasehold Information

Length of Lease: 189 Years from 1st Jan 1990*

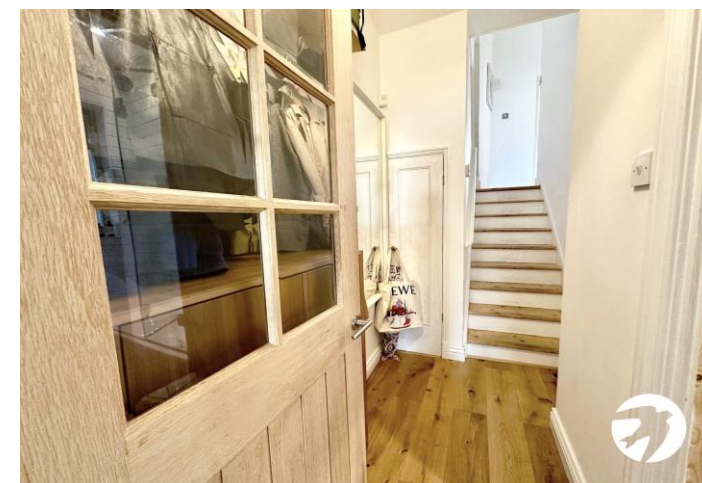
Time remaining on lease: Approx. 154 Years*

Service Charge: £0 per Year*

Ground Rent: £200 per Year*

Ground Rent Review Period: N/A*

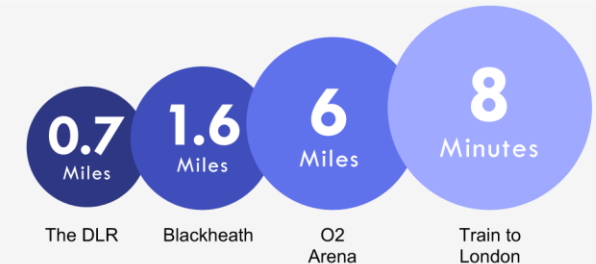
(*to be verified by Vendors Solicitor)





Property Location

Littlewood, Hither Green, London, SE13 6SD



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

Location

The property is located in the ever-popular leafy Hither Green area famous for its outstanding primary schools and excellent transport links. Served by three main train lines the area is popular with commuters as journeys to Central London take as little as 10 minutes. Access to Canary Wharf/Bank (via the DLR) is available via Lewisham Station, which can be reached by train in 4 minutes. The property is a stone throw away from two superb green areas - Manor House Gardens and Mountsfield Park - one of London's best open spaces and home of the annual People's Day.

Additional Information

Local Authority: London Borough of Lewisham/ Council Tax: Band B (£1,585.09 pa) / EPC Rating: C

**FOR MORE INFORMATION
CONTACT US TODAY.**

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