



Mount Pleasant Road | London, SE13 6HX



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Guide Price £375,000 - £400,000

Share of Freehold

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## Mount Pleasant Road, London

Spacious two double bedroom first floor Victorian conversion flat situated on a quiet residential street within walking distance of Hither Green train station. This delightful property requires some cosmetic upgrading which offers the perfect blank canvas for any new owner, it briefly comprises a bay fronted reception with space for dining, two double bedrooms bathroom with white suite and a kitchen with wall and base units. There is the possibility to extend into the loft to add further value, subject to the usual planning applications. NO ONWARD CHAIN.





## Interior

**Reception Room** 4.95m x 3.59m (16'3" x 11'9")

Double glazed window and bay window to front, radiator, fitted fireplace, laminate flooring.

**Bedroom 1** 3.24m x 3.21m (10'8" x 10'6") Double glazed window to rear, radiator, storage cupboard, wood flooring.

**Bathroom** Double glazed window to side, three piece suite comprising of panelled bath, pedestal wash hand basin, low level WC, tiled splashback, tiled floor.

**Kitchen** 2.31m x 1.97m (7'7" x 6'6") Double glazed window to side, range of wall and base units with work surface over, space for washing machine, oven with four ring gas hob and extractor hood, wall mounted boiler, laminate floor.

**Bedroom 2** 3.35m x 3.19m (11' x 10'6") Double glazed window to rear, radiator, fitted carpet.

## Share of Freehold Information

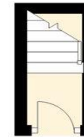
Time remaining on lease: Approx. 997 years  
(\*to be verified by Vendors Solicitor)

## Other Information

Local Authority: London Borough of Lewisham

Council Tax: Band B (£1,413 pa)

Ground Floor



First Floor





## Location

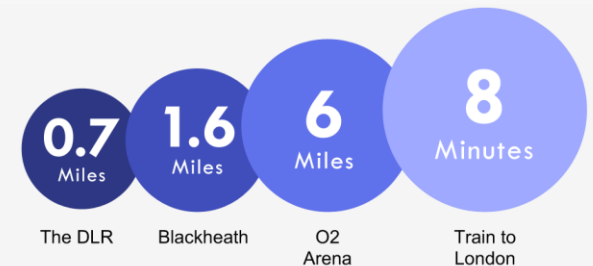
The property is located in ever popular Hither Green area famous for its Primary Schools and excellent transport links. Served by three main train lines the area is popular among the commuters as journeys to Central London can take as little as 10 minutes. Just a stone throw away is another premium attraction of the area – Mountsfield Park – one of London's best open spaces and home of the annual People's Day.

## Property Features

- Council Tax: B and EPC Rating: TBC
- Two Double Bedrooms
- Spacious Reception Room
- Victorian Conversion Flat
- Possibility To Extend
- Close to Station
- No Onward Chain

## Property Location

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

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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