



Stainton Road | London, SE6 1AR



Guide Price £375,000 - £400,000

Leasehold

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Stainton Road, London

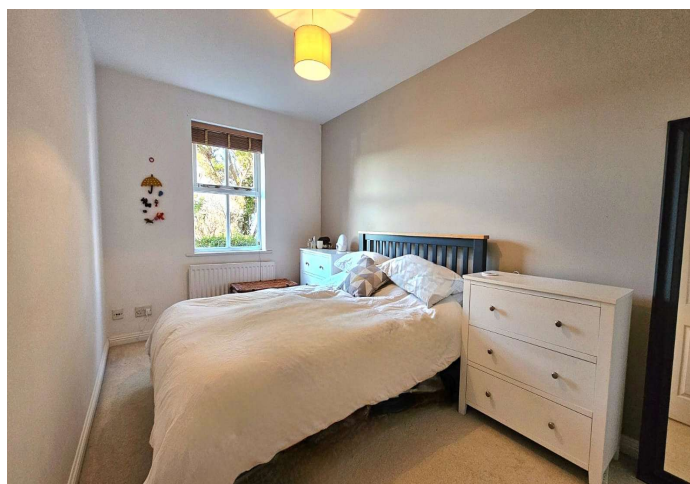
Charming ground floor flat with two bedrooms, situated in a sought-after location. This property offers a comfortable and convenient living space, perfect for individual or small family.

As you step inside, you are greeted by a warm and inviting atmosphere. The well-proportioned rooms are flooded with natural light, creating a bright and airy ambiance throughout.

The flat features a well-maintained communal garden, perfect for enjoying the outdoors or hosting gatherings with friends and family.

Located in a sought-after area, this flat benefits from a convenient location, with easy access to local amenities, schools, and transport links. The surrounding neighbourhood offers a vibrant atmosphere and a sense of community.

Overall, this ground floor flat is an excellent choice for those seeking a comfortable and characterful home.



Interior

ENTRANCE HALL: Entrance door, laminate flooring, two large storage cupboards, radiator, access to all rooms.

RECEPTION ROOM: 7.01m x 3.96m (23' x 13') Double glazed sash window and double glazed French doors to communal gardens, laminate flooring, two radiators., access to kitchen.

KITCHEN: 3.05m x 1.83m (10' x 6') Double glazed sash window, range of wall and base units, integrate gas hob and electric oven, stainless steel sink unit with mixer tap, tiled splash back, vinyl flooring, plumbed for washing machine and space for dishwasher.

BEDROOM 1: 4.27m x 2.69m (14' x 8'10") Double glazed sash window, fully fitted carpet, radiator, built in wardrobes.

BEDROOM 2: 2.74m x 2.11m (9' x 6'11") Double glazed sash window, fully fitted carpet, radiator.

BATHROOM: 2.09m x 1.83m (6'10" x 6') Panel enclosed bath with shower attachment and glass shower screen, low level w.c., wash hand basin, built in storage unit, glass mirror unit tiled walls and floor, spotlights, radiator.

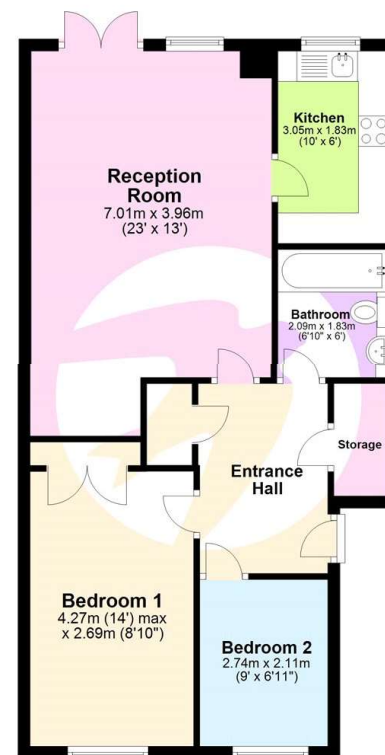
Exterior

COMMUNAL GARDENS

Property Features

- Two bedroom flat
- Ground floor
- Fully fitted kitchen and bathroom
- Double glazed and gas central heating
- Direct access to communal gardens
- Close to local amenities, schools and Mountsfield Park
- Good location for transport links
- Total floor area: 65m²= 700ft² (guidance only)

Floor Plan



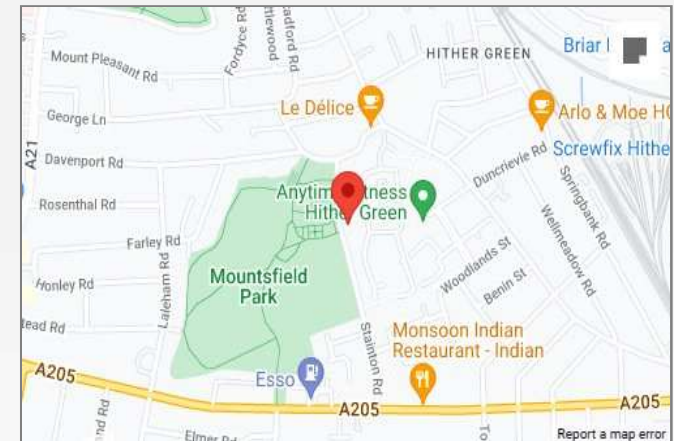
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Property Location

Stainton Road, London, SE6 1AR



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.

Leasehold Information

Time remaining on lease: Approx. 97 years *
Service Charge: £1500 per year approx*
Ground Rent: £135*
(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band C (£1,712.24 pa)
EPC Rating: C

FOR MORE INFORMATION
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