



Hospital Way, Hither Green, London, SE13 6UF

Two bedrooms | Ground Floor | 16ft Reception | Separate Kitchen | Lease 114 years

Mountsfield Park across the road | Hither Green station 0.5 miles | EPC C

Guide Price: **£325,000-£350,000**



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DESCRIPTION

Two-bedroom, ground floor flat situated in a cul-de-sac opposite Mountsfield Park.

The flat is only 10 years old, part of the popular development built on the former Hither Green hospital site. At over 59m², you have a 16ft reception room, a separate kitchen, two double bedrooms, plus bathroom with communal gardens to the back, and parking to the front.

A new boiler and radiators were fitted 2 years ago, with new carpets and decorations 3 years ago.

The lease has 114 years remaining. We are advised that the Ground Rent is £250 per year, and the Service Charges approx. £117 per month.

The current owners have loved living opposite the park and being part of the Hither Green community, enjoying the coffee shops, local bars and community shops. Being only 0.5 miles to Hither Green station gives good access to central London, while the quiet streets help them feel away from the centre of London. They enjoy helpful neighbours and the WhatsApp group they share. They are now looking move out of London closer to family.

Mountsfield Park across the road - 13 acres of open fields, flower gardens, playground, tennis courts, outdoor gym, bandstand, café and great views over south London.

Tesco Express 0.2 miles. Co-op 0.3 miles.

Hither Green Station 0.5 miles - trains to London Bridge, Cannon Street and Charing Cross.

Great places in Hither Green include the cosy Drink At Bob's for great beers and live music; Good Hope community café for great food; Mission Green plastic free, zero waste shop and Otto's Green House for floristry and house plants.

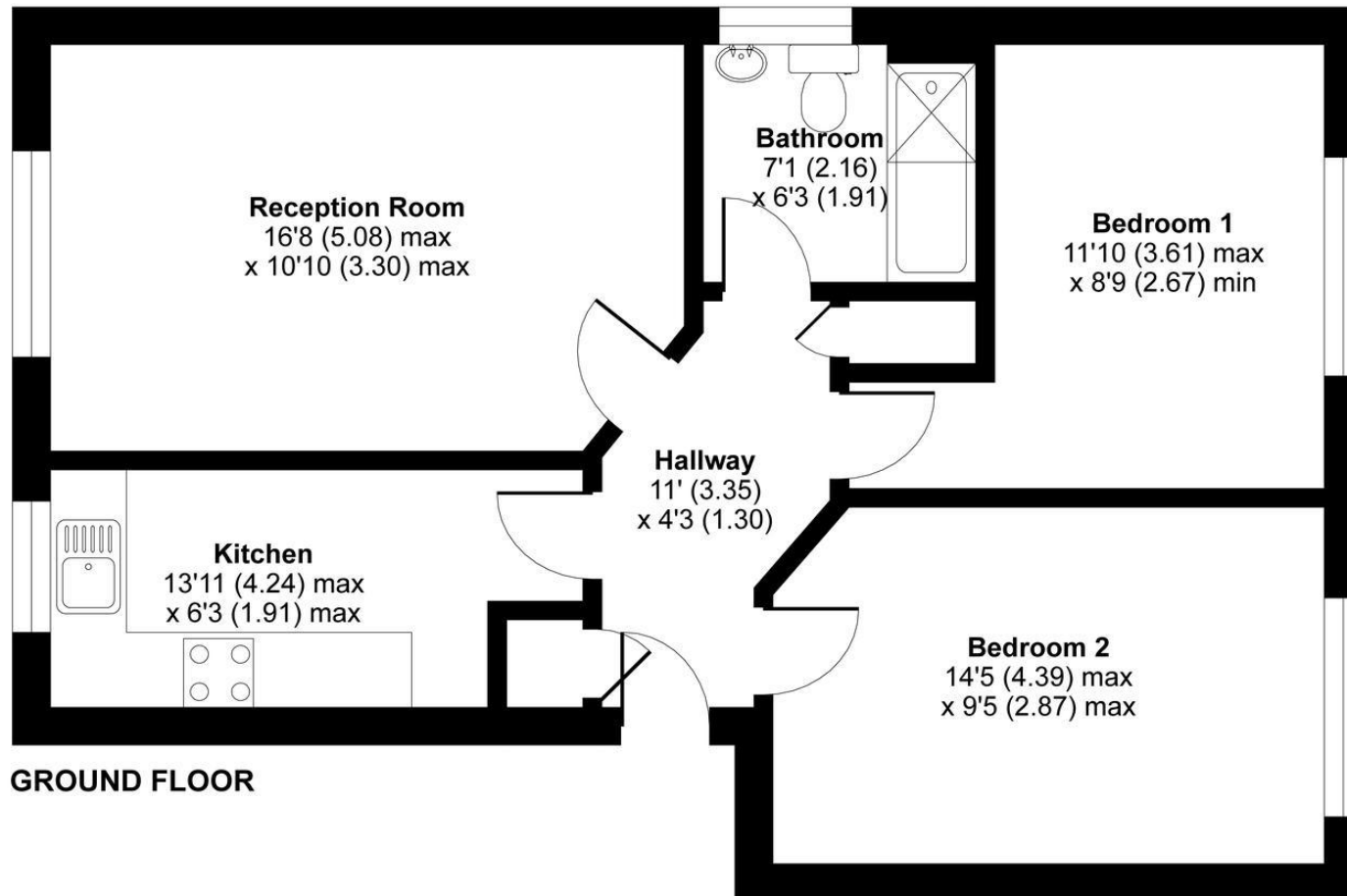
Call the Sales Team at Hunters Catford to arrange your viewing.



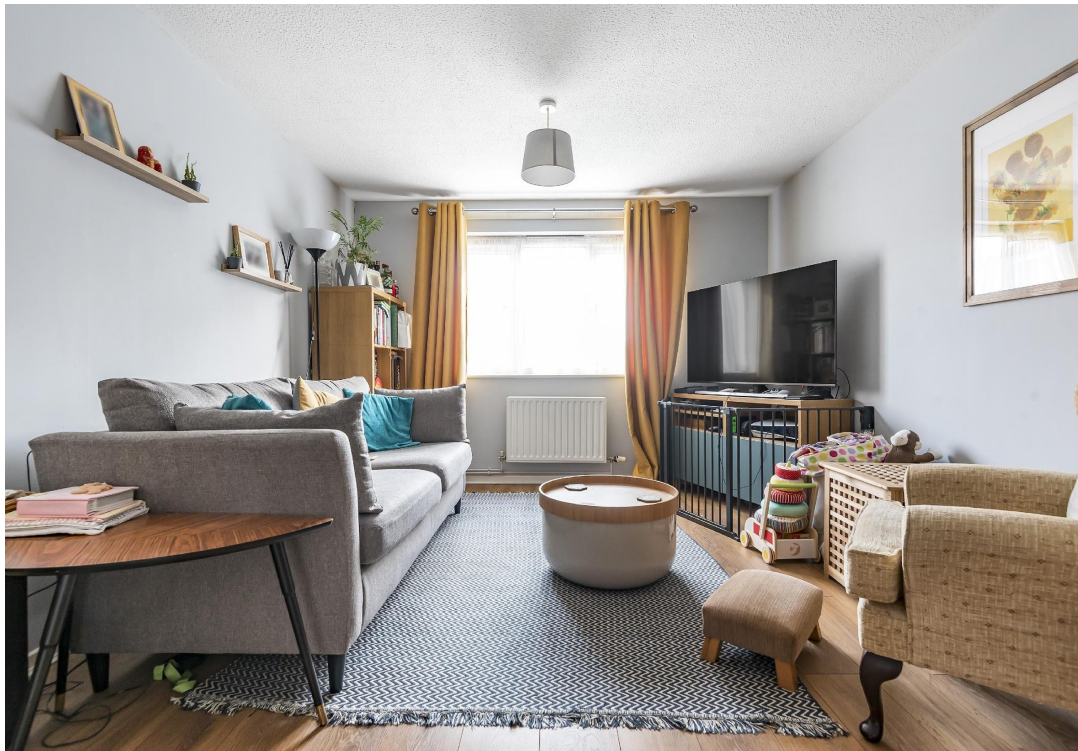
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Approximate Area = 637 sq ft / 59.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Hunters. REF: 774250



Entrance Hall
3.35m x 1.3m

Lounge
5.08m x 3.3m

Kitchen
4.24m x 1.91m

Bedroom 1
3.61m x 2.67m

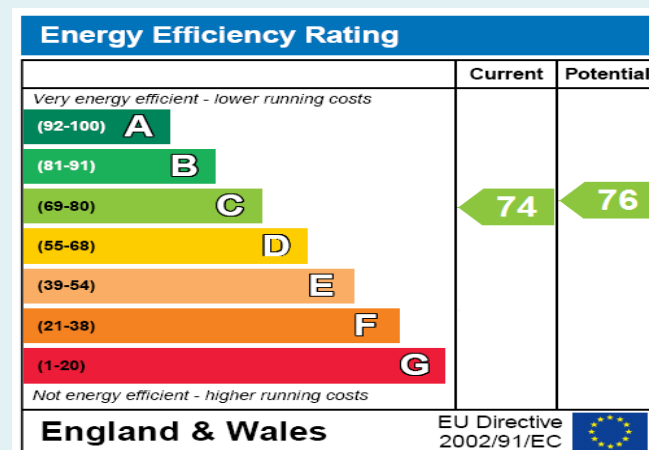
Bedroom 2
4.39m x 2.87m

Bathroom
2.16m x 1.91m

Communal Gardens

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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OPENING HOURS

9am - 6.30pm Monday to Friday
9am - 4.30pm Saturday

