



RADFORD ROAD, HITHER GREEN, SE13 6SB
£450,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED AND VERSATILE ONE/TWO BEDROOM APARTMENT SPANNING 616 SQ FT. FOUND ON THE FIRST (TOP) FLOOR OF A VICTORIAN HOUSE, LOCATED CLOSE TO HITHER GREEN STATION AND THE OUTSIDE SPACES OF LEWISHAM PARK & MOUNTSFIELD PARK.

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Winkworth



DESCRIPTION:

The property is in excellent condition throughout and briefly comprises; a private entrance and hallway leading up to the apartment which covers the whole of the first floor. To the front is a large (13'5x16'3) open plan kitchen/ living room, the master bedroom is a great size (11'4x10'8) and is west facing, with the evening sun and views to Hilly Fields, and with bookshelves and ample storage. The second bedroom (currently used as a home office and TV room) is also spacious enough for a second double bedroom if required. beautiful modern family bathroom with great features such as a heated towel rail. Further benefits include a large and private loft space and the property is also sold with a share in the freehold.

This is a superb and versatile apartment and your immediate viewing is essential. Video tour can be seen at Winkworth.co.uk

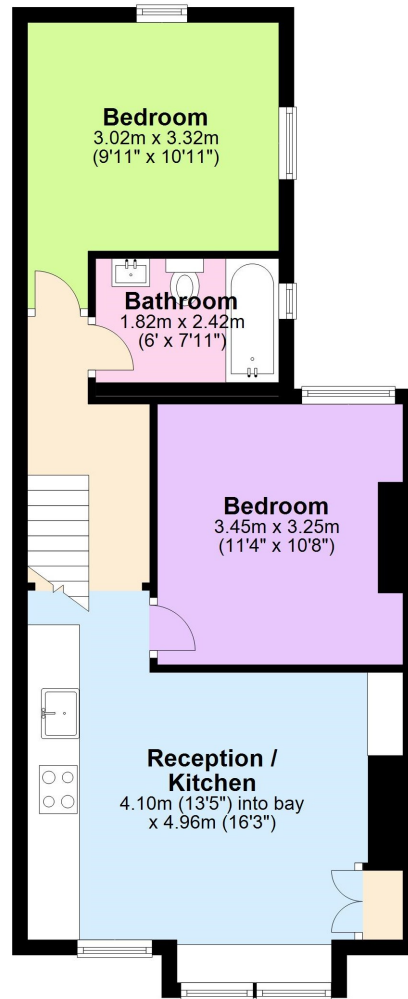
The property is very close to Hither Green station (0.4 miles), and within easy reach of Ladywell Station, (0.65miles), Lewisham Station & DLR, (0.89 miles) and both Catford and Catford Bridge Stations (0.9 miles). The popular open spaces of Manor House Gardens and Mountsfield Park are a short walk with the popular Blackheath Village just 1.1 miles away. The vibrant centre of Hither Green includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob's) a florist (Otto's Greenhouse) and Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever) and gastropub The Station Hotel. Ladywell Village offers independent delis and shops, while Catford has a selection of pubs, an independent cinema and a regular food market. Lewisham has extensive shopping choices and is being enhanced by new investment, attracting new restaurants and amenities. There are several popular primary schools close by included the Ofsted "Outstanding" Brindishe Green Primary School.





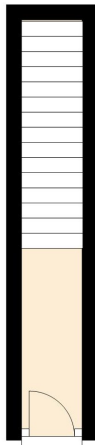
First Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



Ground Floor

Approx. 4.3 sq. metres (46.1 sq. feet)



Total area: approx. 57.3 sq. metres (616.9 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

