



WISTERIA ROAD, HITHER GREEN, LONDON, SE13 5HW
GUIDE PRICE £500,000-£545,000 SHARE OF FREEHOLD

A LUXURIOUS ONE/TWO BEDROOM DUPLEX APARTMENT WITH A PRIVATE TERRACE OFFERING CONTEMPORARY ELEGANCE IN THIS SECLUDED POSITION JUST 0.36 MILES FROM HITHER GREEN STATION AND 0.75 MILES FROM BLACKHEATH VILLAGE.

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DESCRIPTION:

This stunning new-build duplex apartment is an exceptional property, seamlessly blending modern design with refined craftsmanship. The property spans 708 sq.ft. of internal space, plus an additional 94 sq. ft. private terrace.

Set across two levels, the accommodation comprises; a spacious open-plan reception and dining area with a feature vaulted ceiling designed to capture natural light and create an effortless flow between spaces. The bespoke contemporary kitchen is finished to a very high specification, featuring quartz worktops, LED-lit cabinetry, and integrated Bosch appliances, including an oven, induction hob, fridge/freezer, and dishwasher. The micro-cement flooring adds to the sleek, modern aesthetic. The principal bedroom benefits from fitted wardrobes and plush carpets, designed for underfloor heating efficiency, ensuring warmth and comfort throughout. A beautifully finished luxury shower room showcases real marble flooring and tiling, a walk-in wet-room shower with black deluge fittings, recessed alcove shelving, and a contemporary vanity unit with integrated storage and electric charging points. A key highlight of this home is the upper-level office space, offering a tranquil and inspiring setting for home working, reading, or creative pursuits. This space could also serve as second bedroom area and leads directly onto the private terrace via bi-folding doors, a secluded oasis, perfect for entertaining, dining, or unwinding after a busy day. Additionally, there is access to a large storage room.

The development has been meticulously designed with energy efficiency in mind, featuring high-performance glazing, a modern underfloor heating system, and a video entry security system. Additional benefits include secure cycle storage, a 10-year BuildZone warranty, and the added advantage of a share of freehold ownership. This is an impressive modern home that has to be seen to be fully appreciated. Video tour can be seen at winkworth.co.uk

Transportation is seamless with Hither Green Station providing access to Central London and London Bridge in just 11 minutes. Other nearby transport options include Lewisham Station, offering connections to London Bridge, Charing Cross, Victoria, and DLR meaning commuting to Canary Wharf, the City, and central London is effortless. Situated just 0.75 miles from the popular Blackheath Village, residents enjoy easy access to an array of amenities including bars, restaurants, boutique shops, a farmers market, and a mainline station. The magnificent Royal Greenwich Park, located just 1.05 miles away, offers serene green spaces, while Greenwich town centre boasts historical landmarks such as the Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the restored Cutty Sark. For local convenience, Manor House Gardens with its children's play park and farmers market is a mere 15 minute walk away. Additionally, the area offers a range of dining and shopping options, including the M&S Food Court and various independent establishments such as La Delice, Found Hope Store, Drink@Bob's, Otto's Greenhouse, Sapore Vero, and Park Fever in Hither Green. The ever improving and vibrant centre of Ladywell is also close by with its independent delis and shops and Lewisham town centre has extensive shopping choices and is being enhanced by new investment, attracting new restaurants and amenities. With its convenient location, excellent transport links, and renowned schools, the area increasingly popular among young professionals and commuters. The nearby O2 adds to the area's appeal, offering entertainment and leisure options for residents and visitors alike.







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.

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