



WISTERIA ROAD, HITHER GREEN, SE13 5HW
GUIDE PRICE £375,000-£400,000 SHARE OF FREEHOLD

A LUXURIOUS ONE-BEDROOM NEW-BUILD PROPERTY WITH TWO PRIVATE GARDEN AREAS, OFFERING CONTEMPORARY ELEGANCE IN A SECLUDED POSITION JUST 0.36 MILES FROM HITHER GREEN STATION AND 0.75 MILES FROM BLACKHEATH VILLAGE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



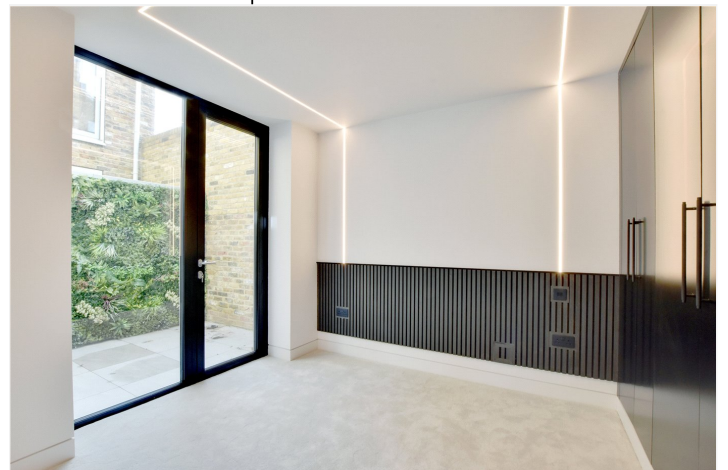
DESCRIPTION:

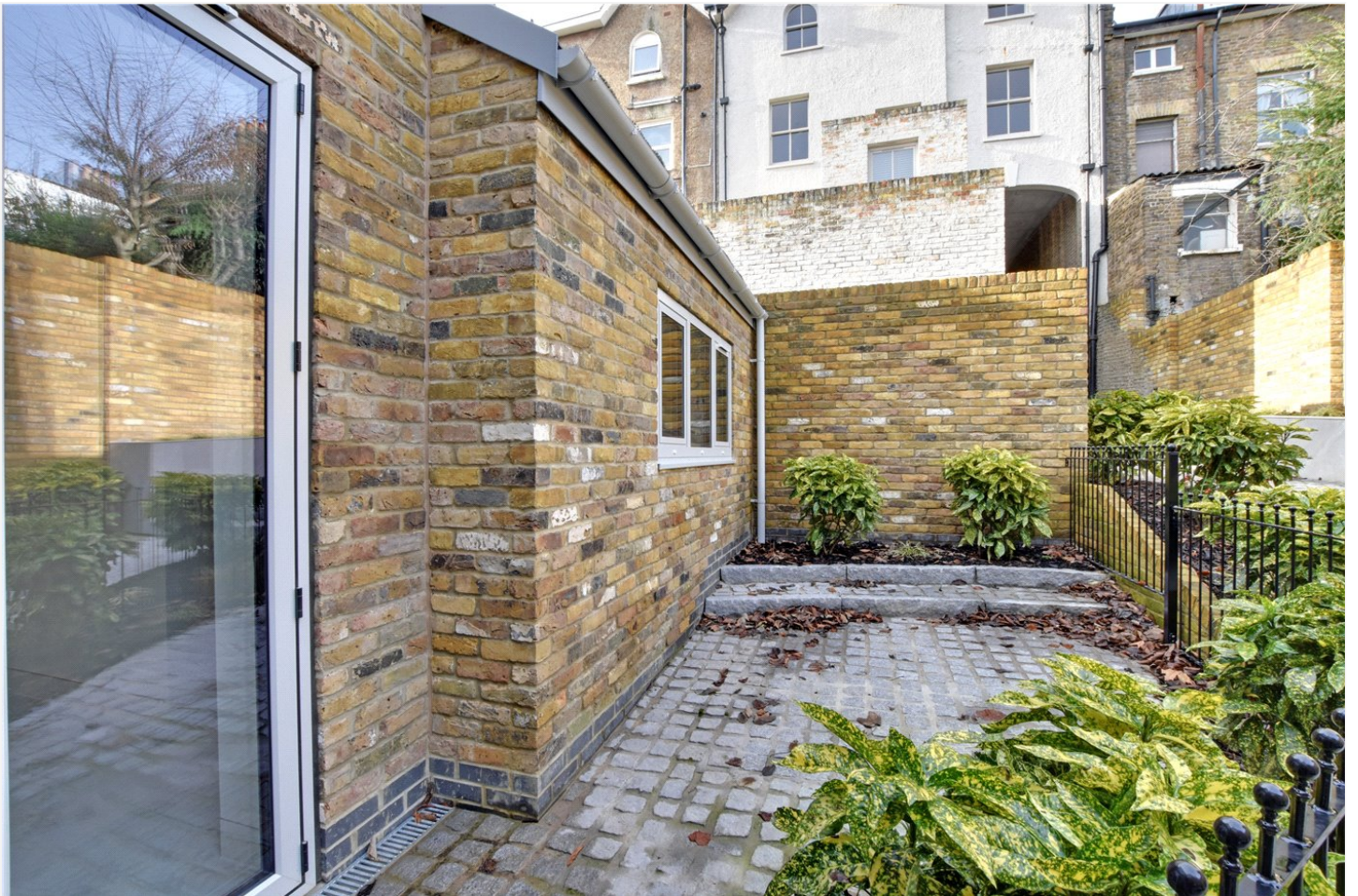
This stunning home seamlessly blends modern design with refined craftsmanship, spanning an impressive internal space with the added benefit of two private garden areas.

The accommodation comprises a spacious open-plan reception and dining area, flooded with natural light and designed for effortless living. Bifold doors lead directly onto one of the private garden spaces, creating a seamless connection between indoor and outdoor living. 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 generously sized bedroom is a sanctuary of comfort and tranquillity, complete with plush carpets designed for underfloor heating efficiency. Doors lead directly from the bedroom to the second private garden area, offering a secluded retreat. The beautifully finished luxury bathroom is designed for both convenience and elegance, showcasing 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.

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 exceptional home is a rare find, offering a perfect balance of modern luxury and urban convenience and has to be viewed 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.

The logo for Winkworth, featuring the word "Winkworth" in a white serif font centered within a dark blue rectangular background.

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.