



Arlington Close, Hither Green, London, SE13

Guide Price £600,000-£635,000 *Freehold*

3  1  1 

A beautifully presented three double bedroom modern townhouse, tucked away in a quiet mews setting in the heart of Hither Green.

KEY FEATURES

- beautifully presented three double bedroom modern townhouse.
- quiet mews setting in the heart of Hither Green.
- approximately 876 sq ft arranged over three floors.
- open-plan kitchen/dining/reception room with direct access to a private terrace.
- top-floor bedroom with private balcony, plus easy access to Hither Green Station



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...



Arranged over three floors and extending to approximately 876 sq ft, the house offers stylish, well-planned accommodation with excellent natural light and a contemporary finish throughout. The ground floor comprises a welcoming entrance hall with useful storage and a cloakroom, leading through to a bright open-plan kitchen/dining/reception room. This is a superb everyday living space, with modern fitted kitchen, defined dining and sitting areas, and direct access out to a private rear terrace, ideal for outdoor seating and entertaining.

The first floor provides two well-proportioned bedrooms, both offering flexible space for family use, guests or working from home, together with a contemporary family bathroom. The top floor is arranged as a further generous bedroom, enjoying direct access onto a private balcony, creating an appealing additional outside space and a lovely elevated outlook.

The property has been well maintained and benefits from double glazing, gas central heating, a private terrace and balcony, making it a very practical and attractive home for modern living.

Arlington Mews is quietly positioned while remaining exceptionally convenient for Hither Green Station, which is within easy walking distance and offers fast services into London Bridge. The area is also well placed for a number of popular local schools, as well as the open spaces of Mountsfield Park and Manor House Gardens. Blackheath, Lewisham and Catford are all within easy reach, providing a wide choice of shops, cafés, restaurants and transport links.

This is a fantastic modern home in a peaceful yet highly convenient



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



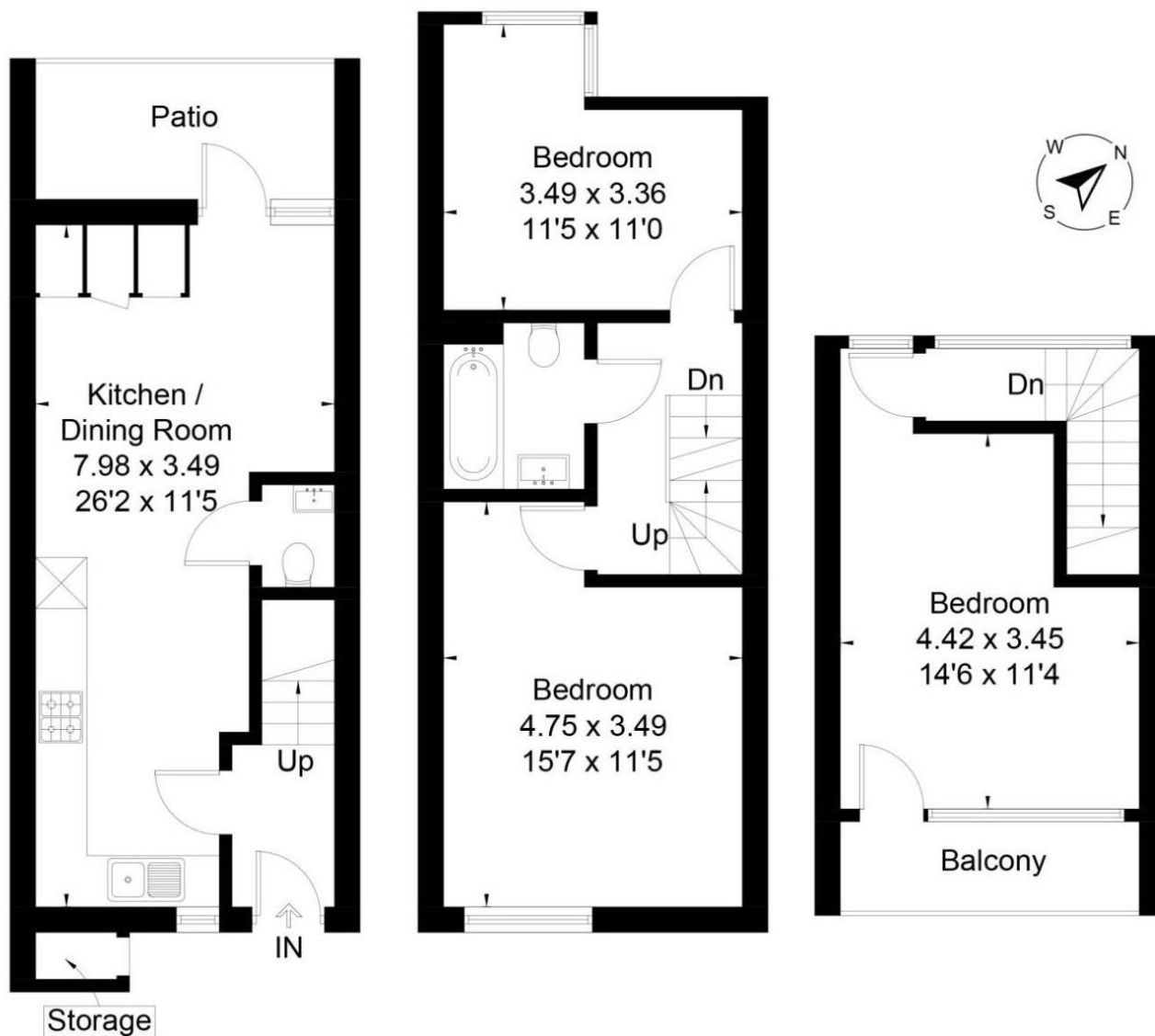
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA260315>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Ground Floor

First Floor

Second Floor

Approximate Floor Area = 81.4 sq m / 876 sq ft

Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...

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.