



**DESVIGNES DRIVE, HITHER GREEN, LONDON, SE13 6PA
OFFERS OVER £375,000 LEASEHOLD**

A FANTASTIC TWO BEDROOM, TWO BATHROOM, TOP FLOOR (WITH A LIFT) APARTMENT WITH A LARGE BALCONY SET WITHIN THIS POPULAR DEVELOPMENT OCCUPYING THE SITE OF THE OLD HITHER GREEN HOSPITAL AND CLOSE TO HITHER GREEN STATION AND LOCAL SHOPS.

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DESCRIPTION:

Offering spacious and bright accommodation the property comprises of a huge open plan kitchen/diner with a south facing aspect and with direct access onto the large balcony. The double bedroom has built in wardrobes, Juliette balcony and ensuite shower room. Finally, there is a second double bedroom with built in wardrobe, a second bathroom and large entrance hall with storage cupboard. The property further benefits from an allocated parking space within the underground car park.

This is a great apartment in a sought-after position within the development and immediate viewing is essential.

Rosse Gardens is part of the old Hither Green Hospital redevelopment with a Tesco local and a 24 hour gym on site. The property is very close to Hither Green station (0.25 miles – London Bridge 11 mins), and within easy reach of Ladywell Station, (0.88miles), Lewisham Station & DLR, (1.25 miles) and both Catford and Catford Bridge Stations (0.98 miles). The popular open spaces of Manor House Gardens and Mountsfield Park are a short walk with the popular Blackheath Village just 1.2 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.

AT A GLANCE

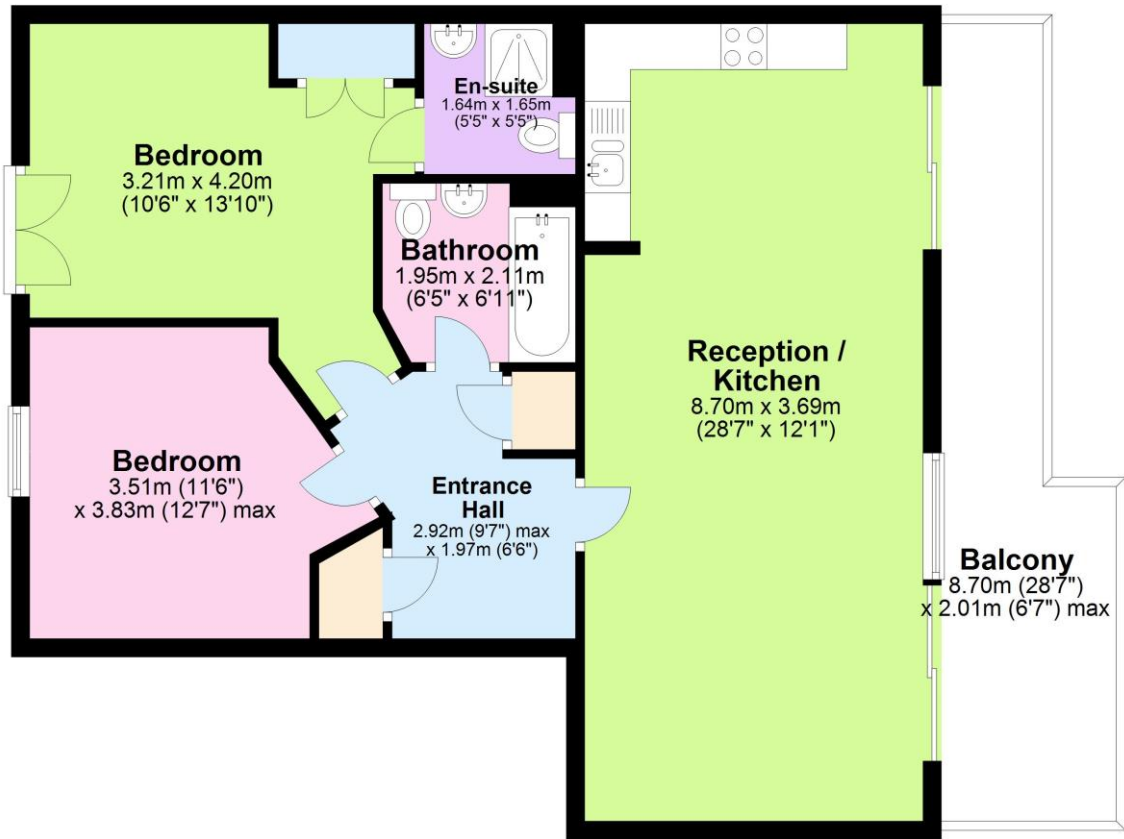
- modern apartment
- top floor (with lift)
- two bedrooms
- two bathrooms
- underground parking
- popular development
- large roof terrace
- close to Hither Green Station
- close to shops





Third Floor

Approx. 72.8 sq. metres (783.6 sq. feet)



Total area: approx. 72.8 sq. metres (783.6 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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