



**COURT MEWS, HITHER GREEN, LONDON, SE13 6ET
OFFERS IN EXCESS OF £600,000 FREEHOLD**

**A SUPERB RECENTLY BUILT MODERN TWO DOUBLE
BEDROOM HOME WITHIN A SMALL, GATED
COMMUNITY LOCATED JUST 325 FROM HITHER
GREEN STATION.**

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

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DESCRIPTION:

The accommodation comprises an open plan ground floor with under floor heating and a stylish modern open plan kitchen with stone worktops. Upstairs are two well proportioned double bedrooms with the master boasting built in wardrobes, and a stylish fully tiled bathroom. There are two cupboards on the landing and a WC downstairs. To the rear is a low maintenance courtyard garden.

The property is located just 325 metres from Hither Green station with travel time to London Bridge just 9 minutes with trains also operating to Cannon Street, Charing Cross and Waterloo East. Adjacent shops include a Sainsbury's Local, acclaimed florist and café You Don't Bring Me Flowers, Italian restaurant and pizzeria Sapore Vero, craft beer and chocolate shop Park Fever and gastropub The Station Hotel. Canary Wharf is easily accessible via Lewisham DLR. The popular open spaces of Manor House Gardens and Mountsfield Park are close by. Catford is just 1.25 miles with plenty of shops and restaurants and is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London. Blackheath Village with its array of boutiques, bars and restaurants is just over 1 mile away.

AT A GLANCE

- two bedrooms
- modern home
- 1,022 sq ft.
- excellent condition throughout
- moments from Hither Green station
- gated community
- chain free





Approximate Gross Internal Area

Total = 94.9 sq m / 1022 sq ft



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
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B	89	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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