



Northbrook Road, Hither Green, London, SE13

Guide Price £425,000-£450,000 *Share of Freehold*



A beautifully presented and much-improved one-bedroom raised ground-floor conversion, extending to approximately 663 sq.ft, set within an impressive Victorian house on the highly sought-after Northbrook Road, moments from Manor House Gardens and within easy reach of Hither Green station.

KEY FEATURES

- hall floor flat
- very spacious
- share of freehold
- high ceilings
- private section of garden
- very close to station
- close Manor House Gardens



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The property has been considerably enhanced by the current owner, including a new fitted kitchen, remodelled contemporary shower room, useful utility cupboard and fresh decoration throughout, while retaining a wealth of original period character.

One of the real highlights is the magnificent 20'10 reception room, an exceptionally generous and elegant living space featuring impressive approximately 3.25 metre-high ceilings, a large bay with sash windows, beautiful wooden flooring and a striking period fireplace. Flooded with natural light, there is ample room for both substantial sitting and dining areas, making this a wonderful space for entertaining.

The separate newly fitted kitchen has been finished in a smart contemporary style with an excellent range of cabinetry and integrated appliances, while the newly remodelled shower room provides a stylish and modern finish. There is also a particularly useful utility cupboard, cleverly incorporated beneath the stairs.

The bedroom is another excellent room, measuring approximately 13'7 x 12'5, with high ceilings, a large sash window overlooking the garden and an attractive feature fireplace.

Externally, the property enjoys a superb private rear garden measuring approximately 30 ft x 28 ft, providing a wonderfully peaceful and secluded outdoor space surrounded by established planting and mature trees. There is plenty of lawn together with a separate pebbled seating area and garden shed, creating an excellent space for summer entertaining, gardening or simply relaxing. To the front, the large bay windows overlook an attractive professionally maintained communal garden.

Throughout, the apartment beautifully combines the proportions and architectural detail of the original Victorian house with the benefits of its recent improvements. High ceilings, large sash windows, wooden floors and feature fireplaces provide an abundance of period character, while the updated kitchen and shower room give the property a fresh contemporary feel.

The property also benefits from gas central heating, excellent storage and a share of the freehold.

Northbrook Road is an exceptionally popular residential road, ideally positioned close to the beautiful open spaces of Manor House Gardens and Manor Park. Hither Green station is around a seven-minute walk away, with regular services into London Bridge in approximately 11 minutes, as well as connections to Charing Cross, Cannon Street and Waterloo East.

The vibrant centre of Hither Green is also close by and offers an excellent selection of independent cafés, restaurants and shops, including Sapore Vero, Park Fever and The Station Hotel, together with a Sainsbury's Local. Lewisham station and DLR are also within easy reach, while Blackheath Village is approximately a 25-minute walk away.

A quite exceptional period apartment offering outstanding living space, beautiful original features, a substantial private garden and a superb location.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 0 year and 0 months (tbc)
Service Charge: £0 per annum (tbc)
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: tbc
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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



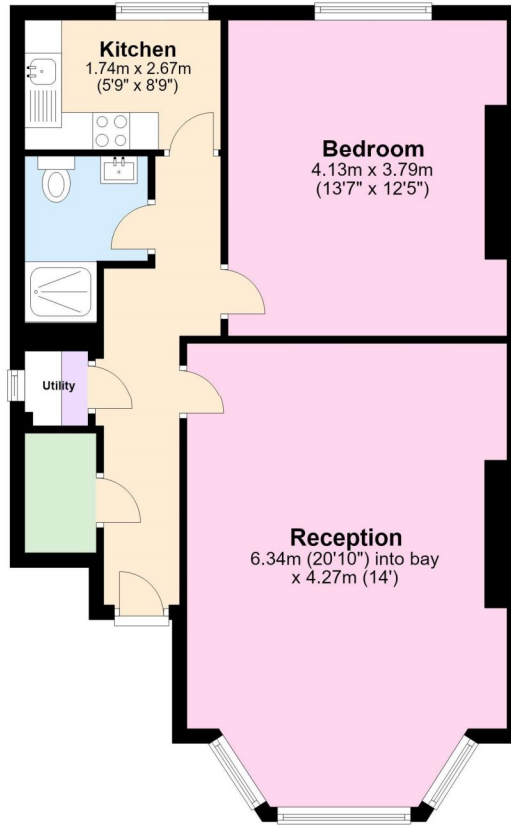
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Raised Ground Floor

Approx. 61.6 sq. metres (662.7 sq. feet)



Total area: approx. 61.6 sq. metres (662.7 sq. feet)

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