



## Nightingale Grove, London, SE13 6DY

- Offers In Excess Of £550,000
- Period Terrace House
- Stylish Kitchen
- Bathroom with freestanding bath
- Shops 0.2 miles
- Two double bedrooms
- Through reception room
- Breakfast Room
- Hither Green Station 0.2 miles
- EPC D

**Offers In Excess of £550,000**

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# Nightingale Grove, London, SE13 6DY

## DESCRIPTION

A lovely two bedroom brick fronted period terrace house 0.2 miles from the station, shops and cafes of Hither Green.

On the ground floor there is a through reception room and separate kitchen, plus a wonderful breakfast room opening onto the rear garden. The contemporary kitchen has stylish base units with integral appliances (Neff double oven, Belling ceramic hob, Lamona washing machine and dishwasher). The breakfast room has a large skylight, giving great light from above and from the bi-folding doors to the garden.

On the top floor there are two stylishly dressed double bedrooms and a contemporary bathroom with freestanding bath and separate shower.

The rear garden is south-easterly facing, with a lawn and raised terrace to the rear.

Hither Green station 0.2 miles with trains to London Bridge, Cannon Street and Charing Cross  
Lewisham DLR 1 mile with trains to Canary Wharf and Bank

Hither Green shops and cafés – Le Délice Café and Patisserie; Drink At Bob's for beers, cocktails and live music; and Found Hope community café.

Manor Park 0.2 miles  
Manor House Gardens 0.5 miles  
Lewisham Park 0.5 miles  
Mountsfield Park 0.5 miles

Please call the Sales Team at Hunters to arrange your viewing.









## Nightingale Grove, London, SE13

Approximate Area = 1016 sq ft / 94.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hunters. REF: 986590

### Viewing

Please contact our Hunters Catford Office on 020 8698 7499 if you wish to arrange a viewing appointment for this property or require further information.

153 Rushey Green, Catford, SE6 4BD

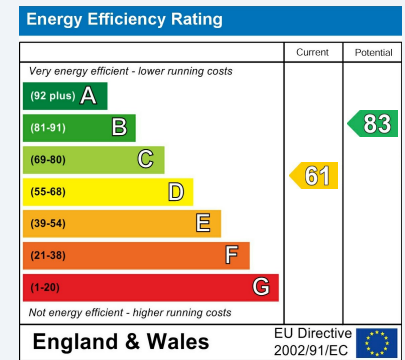
Tel: 020 8698 7499 Email:

catford@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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