



56A THE WOODLANDS LONDON, SE13 6TY

**£475,000
SHARE OF FREEHOLD**

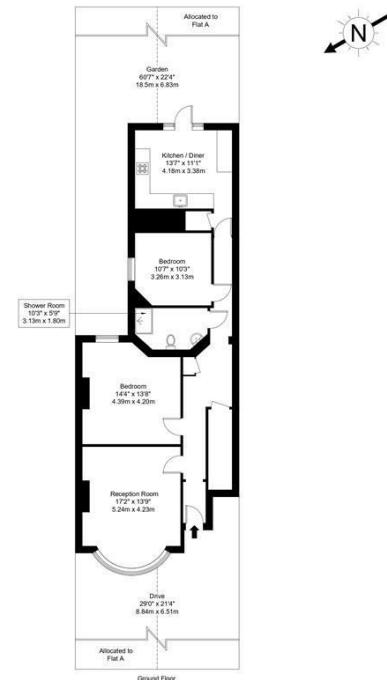
A well-proportioned two bedroom ground floor purpose built flat benefits from its own private garden and is located on a quiet residential street in the heart of Hither Green. Offering approximately 647 sq ft (60.13 sq m) of internal space, the property features a spacious 17ft reception room, a generous principal bedroom, a well-sized second bedroom, fitted kitchen/diner and a modern shower room. Externally, the property benefits from a substantial private garden extending to approximately 60ft, ideal for entertaining or relaxing, along with allocated outside space/driveway area.

Conveniently situated within walking distance of Hither Green Station (0.6 miles) providing fast and frequent services into London Bridge, Cannon Street and Charing Cross, as well as easy access to Lewisham DLR. The area offers a strong community feel, good local schools, independent cafés, shops and green spaces including Mountsfield Park.

DouglasPryce

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Approx Gross Internal Area = 60.13 sq m / 647 sq ft



Ref :

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PLAN

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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