

Elthruda Road | London, SE13 6SR

1 | 1 | 1 | **Guide Price £275,000 - £280,000** | **Leasehold**

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Elthruda Road, London

A well presented one bedroom ground floor flat, ideally positioned on Elthruda Road in Hither Green. Offering bright, neutrally decorated accommodation throughout, the property provides a comfortable and practical home that would suit first time buyers, professionals or investors alike.

The accommodation comprises a generously sized reception room, enhanced by an attractive bay window which allows plenty of natural light into the space. There is a separate modern fitted kitchen featuring contemporary white cabinetry, ample worktop space and integrated cooking appliances, along with space for additional appliances.

The property further benefits from a good sized double bedroom and a modern bathroom fitted with a white suite, bath with shower attachment and stylish grey tiling. Neutral décor and wood effect flooring run through much of the property, giving the accommodation a fresh and contemporary finish.

Elthruda Road is conveniently positioned for the amenities of Hither Green, with local shops, cafés and everyday conveniences within easy reach. Green spaces including Mountsfield Park and Manor House Gardens are also accessible, offering plenty of space for walking, recreation and leisure.

The property is particularly well placed for Hither Green station, providing Southeastern rail services and convenient connections towards Central London, including London Bridge. Elthruda Road is also served by several nearby bus routes, making Lewisham and surrounding areas easily accessible.









Interior

ENTRANCE HALL: Entrance door, wood style laminate floor, built in storage cupboard, access to all rooms.

RECEPTION ROOM: 3.80m x 2.94m (12'6" x 9'8") Double glazed bay window to the front, wood style laminate floor, radiator.

KITCHEN: 2.49m x 1.74m (8'2" x 5'9") Double glazed window to the rear, range of wall and base units with work tops above, integrated oven and hob with extractor hood over, stainless steel sink with mixer tap, space for fridge freezer, plumbed for washing machine, wall mounted combi boiler, radiator, spotlights, wood style laminate floor.

BEDROOM: 3.35m x 2.46m (11' x 8'1") Double glazed window to the rear and the side, wood style laminate floor, radiator.

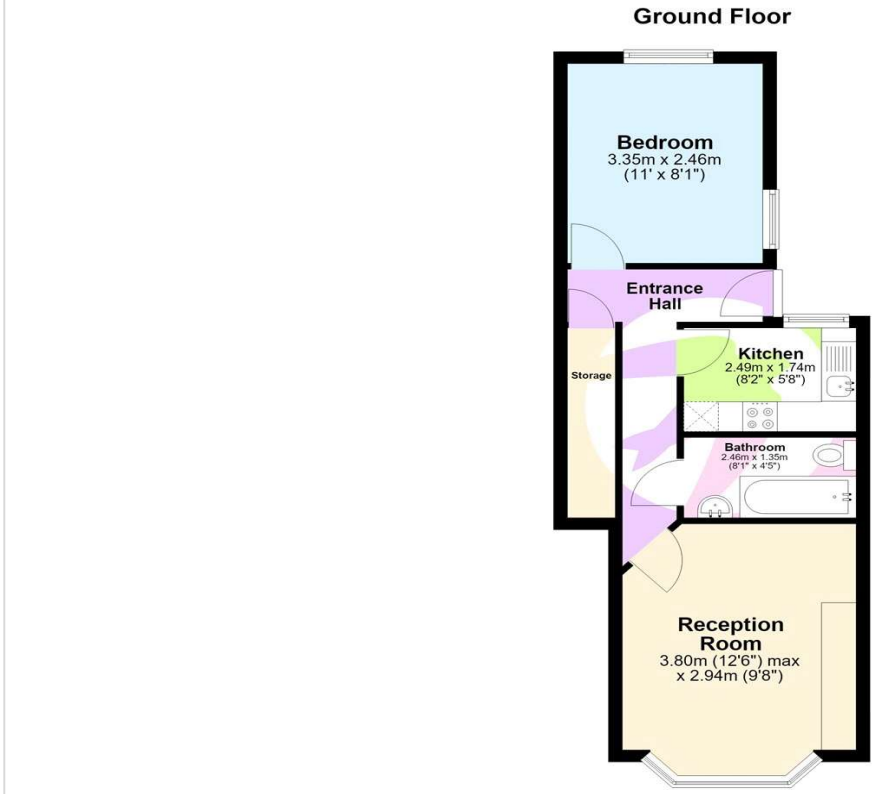
BATHROOM: 2.46m x 1.35m (8'1" x 4'5") Panel enclosed bath with shower attachment and shower screen, pedestal wash hand basin, low level w.c., partly tiled walls and vinyl floor, heated towel rail, extractor fan, spotlights.

Leasehold Information

Length of Lease: 125 years from 24 June 1980*
Time remaining on lease: Approx. 78 years*
Service Charge: TBC*
Ground Rent: TBC*
(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band B
EPC Rating: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.
Plan produced using PlanUp.

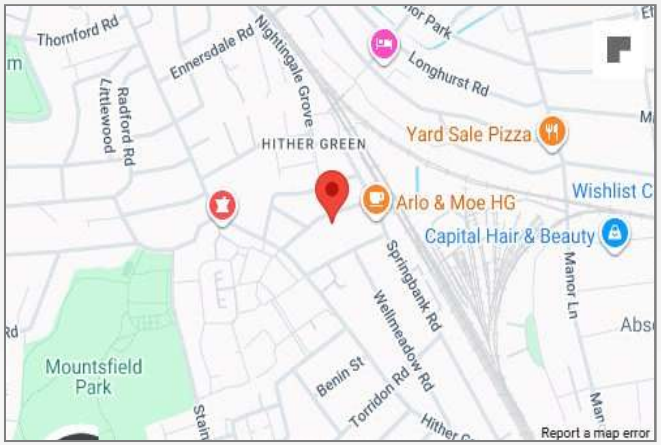


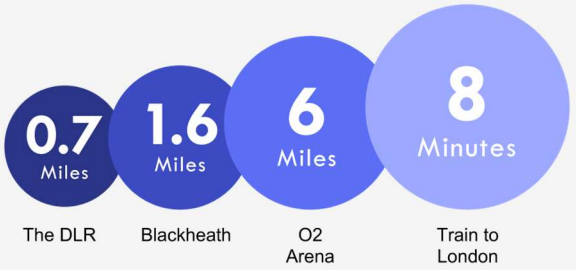




Property Location

Elthruda Road, London, SE13 6SR





*All distances from branch postcode. Train time from nearest station.

Location

Set in the ever popular and leafy Hither Green area, this property benefits from a strong community feel, excellent transport links, and access to some of the capital's top rated primary schools - making it a favourite among families and professionals alike.

Commuters are well served with three main train lines offering swift journeys to Central London in as little as 10 minutes. For those working in Canary Wharf or the City, connections via the DLR from nearby Lewisham Station - just a 4-minute train ride away - make travel seamless.

Nature lovers will also appreciate being just moments from two exceptional green spaces: the tranquil Manor House Gardens and the expansive Mountsfield Park, one of London's finest open areas and home to the popular annual People's Day festival.

Property Features

- CHAIN FREE!
- One Bedroom Ground Floor Flat
- Generous Reception Room with Bay Window
- Separate Modern Fitted Kitchen
- Good Sized Double Bedroom
- Contemporary Bathroom Suite
- Well Presented Throughout
- Convenient for Hither Green Station & Local Amenities
- Total floor area: 34m²= 366ft² (guidance only)



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