



Lullingstone Lane | Hither Green, London, SE13 6UH



Guide Price £300,000 - £325,000

Leasehold

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Our service will *move* you

Lullingstone Lane, Hither Green

Robinson Jackson are delighted to present to the market this beautifully presented two bedroom apartment, ideally located in the heart of the ever popular Hither Green, just a short walk from Hither Green Station and the wonderful open green spaces of Mountsfield Park.

Offered in excellent condition throughout, this bright and spacious home benefits from newly fitted carpets, neutral décor, and well proportioned accommodation, making it an ideal purchase for first time buyers, professionals, downsizers, or investors alike.

The property boasts a generous reception room filled with natural light, providing ample space for both living and dining areas. The separate modern fitted kitchen is well appointed with a range of contemporary wall and base units, integrated cooking appliances, and excellent worktop space.

There are two well-proportioned bedrooms, both enjoying pleasant outlooks and offering comfortable accommodation. The stylish family bathroom has been finished in a modern black and white design, complete with a bath and overhead rainfall shower.

Further benefits include double glazing, gas central heating, secure entry, well-maintained communal areas, and a bright, neutral finish throughout, allowing any purchaser to move straight in with minimal work required. The location is a particular highlight, with Hither Green Station within easy walking distance, providing regular services into London Bridge, Cannon Street, Charing Cross, and Waterloo East, making this an excellent choice for commuters. Mountsfield Park is also nearby, offering beautiful open spaces, tennis courts, a café, and recreational facilities. A variety of local shops, cafés, restaurants, and everyday amenities can be found within Hither Green and neighbouring Lewisham, creating a vibrant and convenient place to call home.



Interior

ENTRANCE HALL: Entrance door, fully fitted carpet, phone entry system, radiator, built in storage cupboard, spotlights, loft hatch, access to all rooms.

RECEPTION ROOM: 6.17m x 4.00m (20'3" x 13'1") Two sash windows, fully fitted carpet, spotlights, covings, two radiators, access to the kitchen.

KITCHEN: 3.10m x 1.96m (10'2" x 6'5") Sash window, range of wall and base units with work tops above, integrated electric oven and gas hob with extractor hood over, stainless steel sink with mixer tap, plumbed for washing machine, tiled splash bac and tiled floor, cupboard housing wall mounted combi boiler.

BEDROOM 1: 4.28m x 2.61m (14'1" x 8'7") Sash window, fully fitted carpet, radiator, covings, spotlights, built in wardrobe.

BEDROOM 2: 2.83m x 2.12m (9'3" x 6'11") Sash window, fully fitted carpet, radiator, spotlights, covings, radiator.

BATHROOM: 2.14m x 1.96m (7' x 6'5") Panel enclosed bath with rain shower over and shower screen, low level w.c., wash hand basin with storage underneath, tiled walls and floor, spotlights, heated towel rail, extractor fan.

Leasehold Information

Length of Lease: 125 years from 29 September 1996*

Time remaining on lease: Approx. 95 years*

Service Charge: £1,200 per year*

Ground Rent: £135 per year*

(*to be verified by Vendors Solicitor)

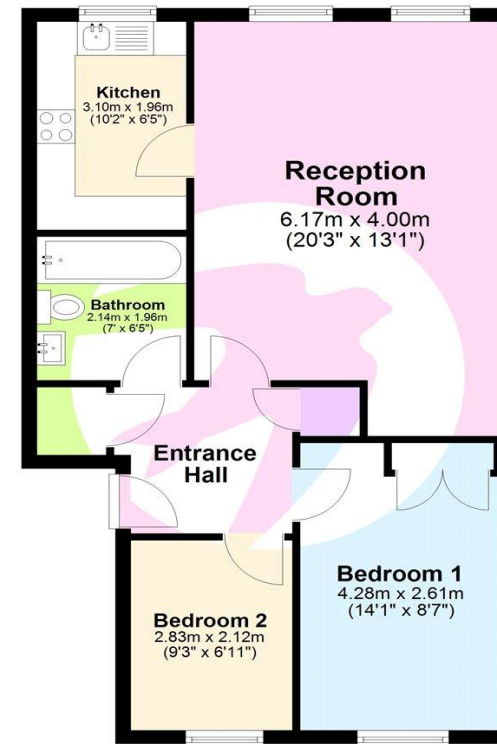
Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C

EPC Rating: C

Floor Plan



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





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.

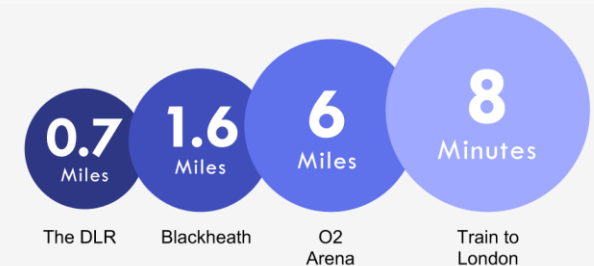
Nature lovers will also appreciate being just moments from two exceptional green spaces: the tranquil Manor House Gardens and the expansive Mountsfield Park, one of London's finest open areas and home to the popular annual People's Day festival.

Property Features

- Spacious two bedroom apartment
- Bright and generous reception room
- Modern fitted kitchen
- Stylish contemporary bathroom
- Double glazing and gas central heating
- Well maintained communal areas
- Walking distance to Hither Green Station
- Close to Mountsfield Park
- Ideal for first time buyers, professionals, and investors
- Total floor area: 67m²= 721ft² (guidance only)

Property Location

Lullingstone Lane, Hither Green, London, SE13 6UH



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

**FOR MORE INFORMATION
CONTACT US TODAY.**

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