



## Effingham Road, SE12

£525,000

A beautifully presented first floor conversion flat that has been fully renovated throughout to a high standard. The property offers two well-proportioned bedrooms, a spacious open-plan kitchen/living area ideal for entertaining, and a modern bathroom finished with contemporary fittings. Offered to the market with no onward chain.

The property would make an ideal purchase for a first-time buyer or investor and is conveniently located for local amenities and excellent transport links.

### Features

- No Upward Chain
- Fully Renovated Throughout
- Two Bedrooms
- Beautiful Conversion Flat
- High Spec Kitchen
- Sought After Location



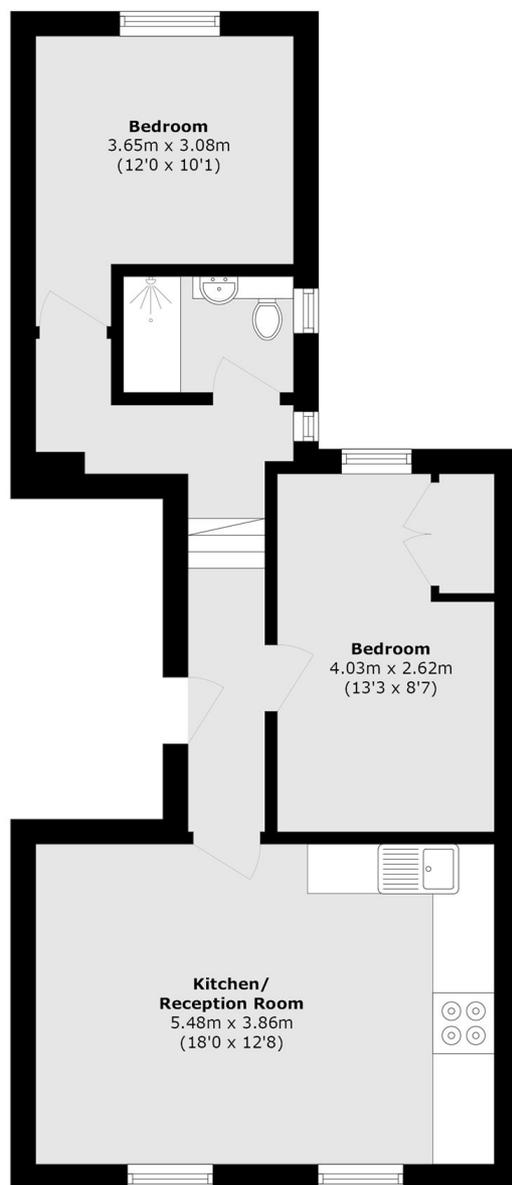
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Close to Manor House Gardens, the property enjoys easy access to green space, a play park and popular Saturday markets.

Just 525 metres from Hither Green's shops, restaurants and Hither Green railway station (11 minutes to London Bridge), it's also near the Ofsted Outstanding Brindishe Green Primary School and within easy reach of Blackheath Village.



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Total area (approx.): 53.7 sq. m (578.0 sq. ft)