



**£460,000**  
2 bedroom flat

Manor Park  
Hither Green

## Read all about it...

A beautifully presented two-bedroom flat on Manor Park, a sought-after residential street, benefitting from its own front door and direct access to a large communal garden.

Set on the lower ground floor of a period conversion, this property comprises a bright and spacious open-plan kitchen and living room, leading through to a large double bedroom with an en-suite shower room, a second bedroom and a bathroom.

Ideally located just 0.5 miles from Hither Green Station, providing a range of commuter services into Central London, including London Bridge in just 10 minutes. Locally the property is also in close proximity to a variety of amenities including popular independent shops, cafes and restaurants and the beautiful open spaces on Manor House Gardens and Manor Park.

**Tenure:** Leasehold (142 years remaining) | **Ground Rent & Service Charge:** £25pm | **Council Tax:** Lewisham Band C

### LOWER GROUND FLOOR

#### Kitchen/Living Room

21' 4" x 17' 5" (6.50m x 5.31m)

Sash bay windows, ceiling spotlights, pendant ceiling lights, column radiators, fitted kitchen units with breakfast bar, sink with mixer tap, integrated washing machine, dishwasher, fridge/freezer, wine cooler, induction hob, oven and grill, parquet wood flooring.

#### Bedroom

14' 4" x 9' 8" (4.37m x 2.95m)

Double glazed doors, ceiling spotlights, column wall radiator, fitted carpet.

#### Shower Room

Ceiling spotlights, walk-in shower, washbasin, WC, radiator, tiled flooring.

#### Bedroom

10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window, ceiling spotlights, radiator, fitted carpet.

#### Bathroom

8' 0" x 6' 7" (2.44m x 2.01m)

Ceiling spotlights, freestanding bathtub with handheld shower, washbasin, WC, heated towel rail.

### OUTSIDE

#### Communal Gardens

Side access and via the main bedroom.



Lower Ground Floor

Total Area: 69.6 m<sup>2</sup> ... 749 ft<sup>2</sup>

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

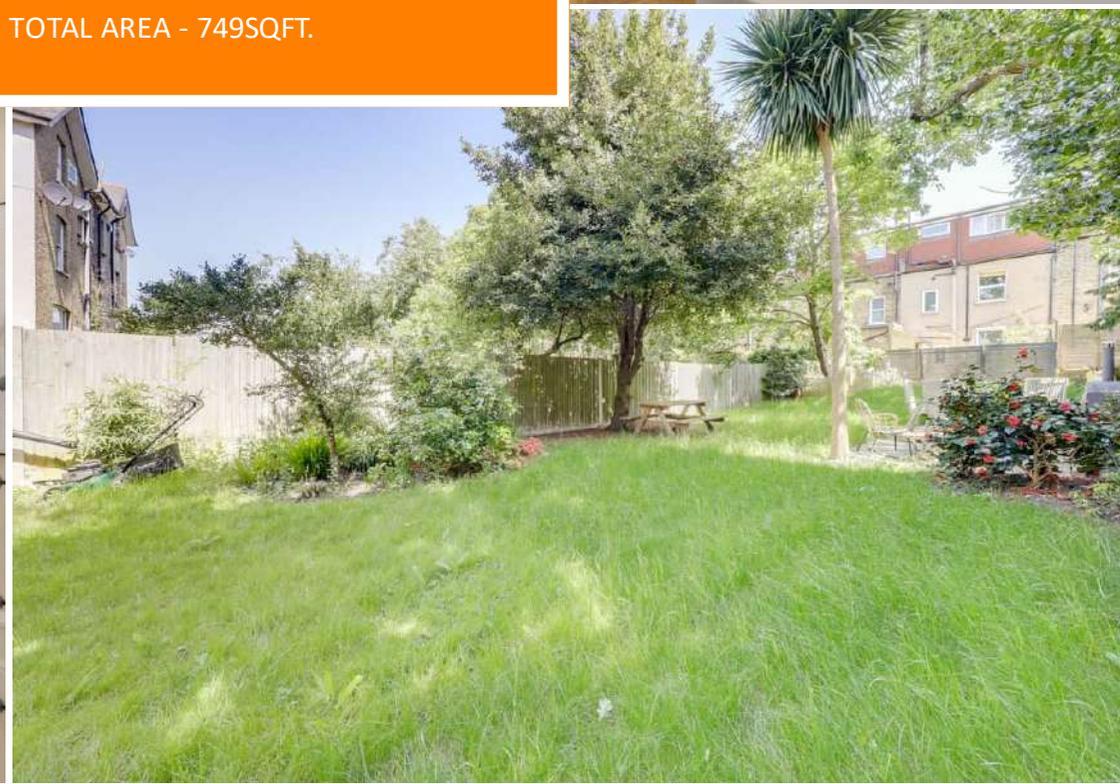
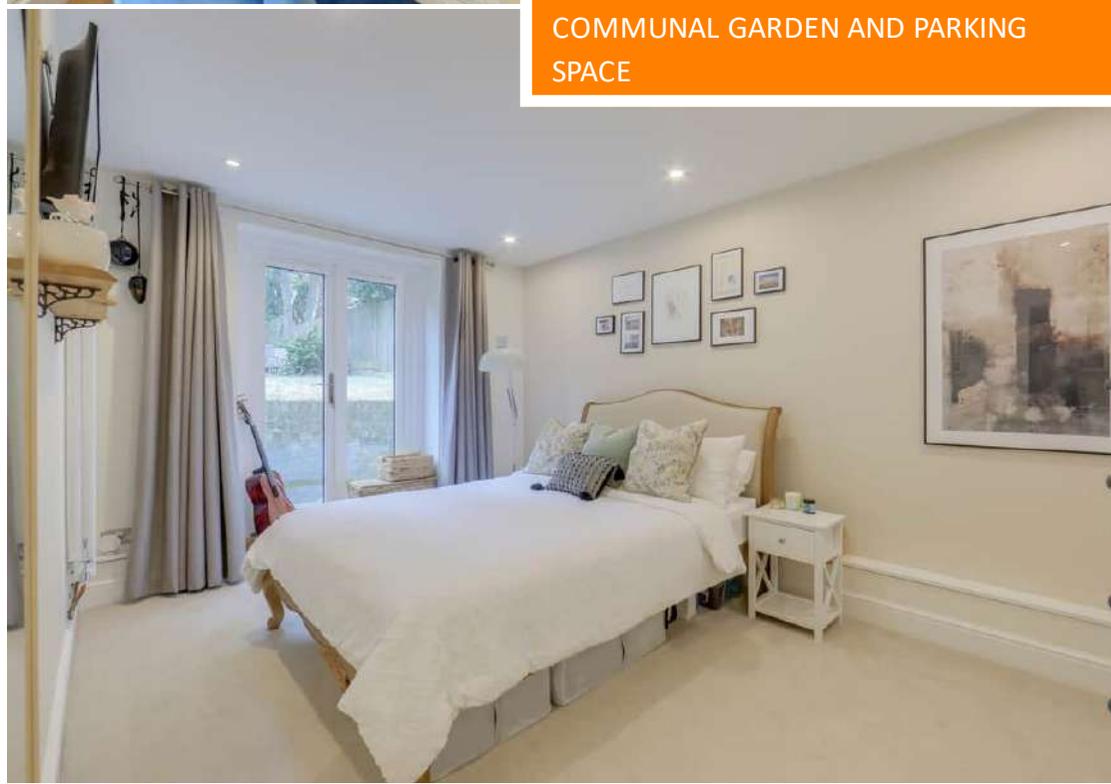
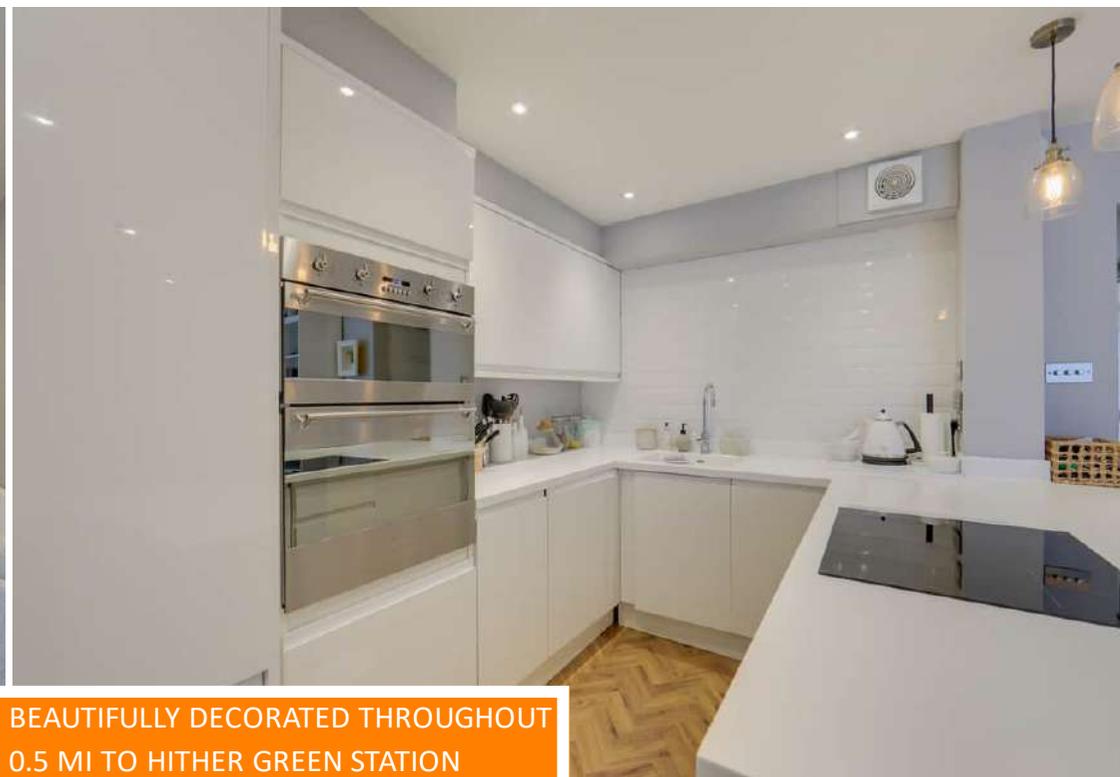
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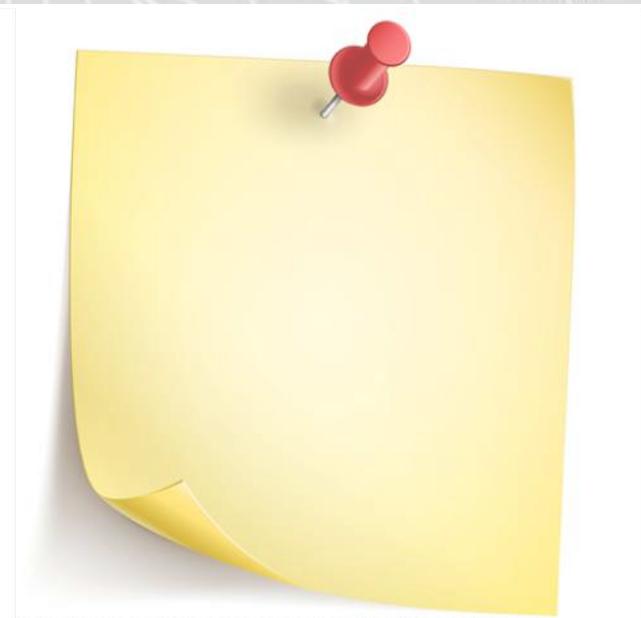
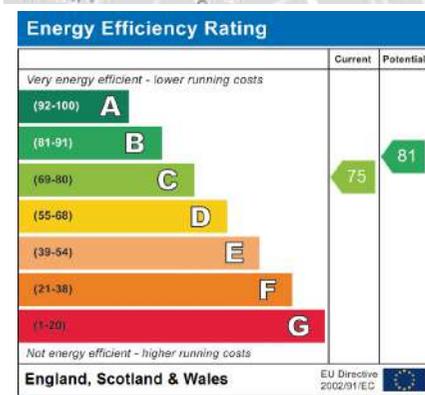
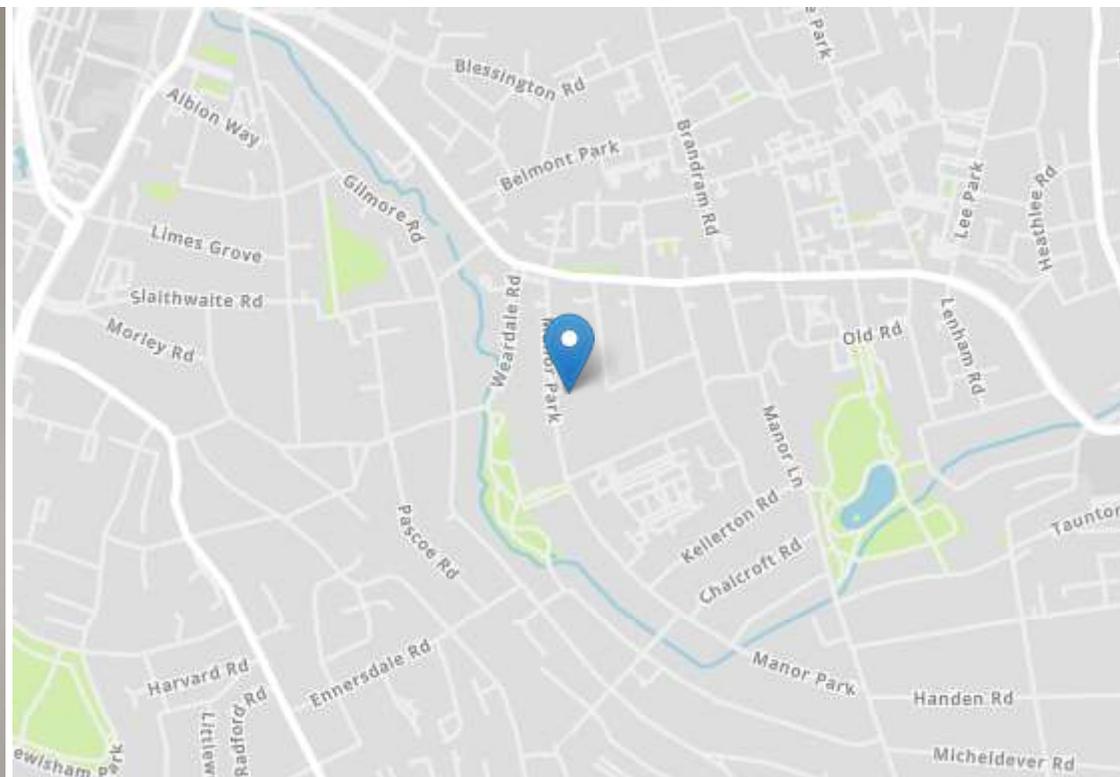
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LOWER GROUND FLOOR  
MODERN KITCHEN & BATHROOMS  
COMMUNAL GARDEN AND PARKING  
SPACE





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