



£475,000
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 just 0.5 miles from Hither Green Station, benefitting from its own private entrance and garden.

Set back from the road and on the lower ground floor of a period conversion, this property consists of a bright and spacious open-plan kitchen and living room with double doors leading out to the private rear garden, a modern bathroom suite and two generously sized bedrooms - the second utilised as a home office/study by the current owners. The flat benefits from being set back off the road and the garden is secluded from any overlooking properties creating a peaceful and private space.

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: Share of Freehold | **Service Charge:** £85pm | **Council Tax:** Lewisham Band C

GROUND FLOOR

Kitchen / Reception Room

19' 9" x 15' 9" (6.02m x 4.80m)

Double-glazed windows and doors to garden, ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated fridge/freezer, dishwasher, ovens, gas hob and extractor hood, radiator, wood flooring.

Bedroom

12' 11" x 10' 4" (3.94m x 3.15m)

Double-glazed bay windows, pendant ceiling light, radiator, wood flooring.

Bedroom

13' 7" x 10' 9" (4.14m x 3.28m)

Double glazed windows, pendant ceiling light, radiator, wood flooring.

Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

Ceiling lights, bathtub with overhead and handheld showers and screen, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

OUTSIDE

Garden

Private garden wth side access.



Lower Ground Floor

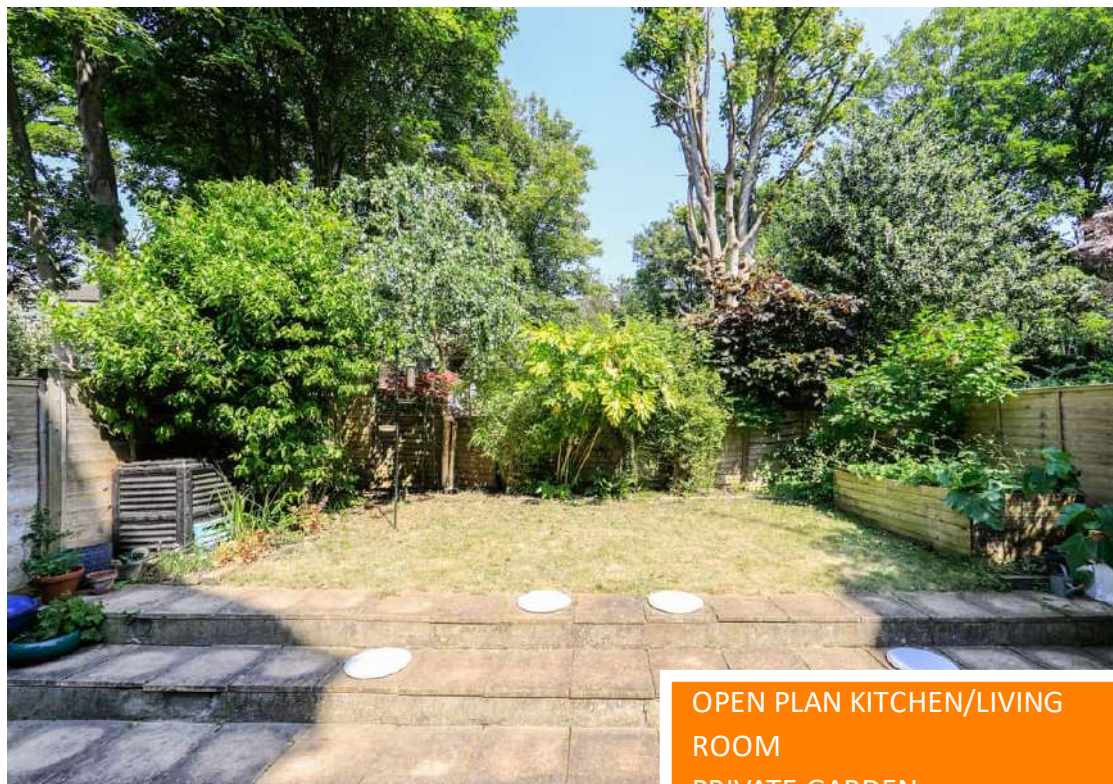
Total Area: 72.6 m² ... 782 ft² (excluding garden)

All measurements are approximate and for display purposes only

Like what you see?

Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

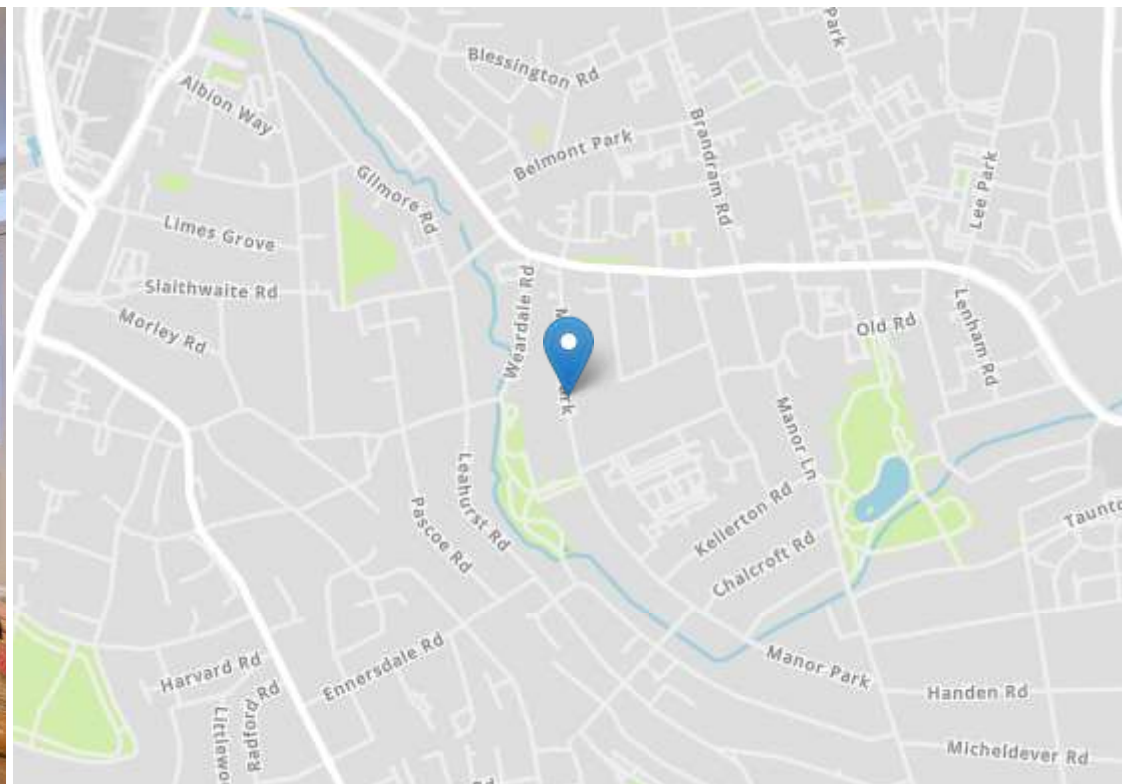
www.stanfordstates.london



OPEN PLAN KITCHEN/LIVING ROOM
PRIVATE GARDEN
0.5 MI TO HITHER GREEN STATION

TWO DOUBLE BEDROOMS
DESIRABLE LOCATION
TOTAL AREA - 782SQFT.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.