

Stanfords  
— sales & lettings —



**£400,000**

2 bedroom maisonette

Manor Way  
Forest Hill

# Read all about it...

Tucked away at the peak of Forest Hill and surrounded by landscaped communal gardens is this private gated development. Located equidistant from Forest Hill & Honor Oak Park, the property offers easy access to both town centres and provides great choices of artisan shops, coffee shops, pubs, restaurants and a variety of beautiful green spaces.

Located on the top floor, this maisonette spans over 770sqft and it has beautifully maintained by the present owners. Internally, the property features a welcoming entrance with fitted carpet, a spacious living and dining area, a contemporary kitchen with integrated appliances, 2 generous double bedrooms, one of which with en-suite and built-in wardrobe, and a modern three white-piece bathroom suite.

Externally, the property benefits from off-street parking and access to the communal gardens.

## GROUND FLOOR

### Entrance Hall

Pendant light, double-glazed windows, stairs with fitted carpet leading to the first floor, fitted carpet.

## FIRST FLOOR

### Landing

Pendant light, fitted carpet.

### Lounge/Diner

4.82m x 3.58m (15' 10" x 11' 9")

Spotlights, double-glazed window, radiator, laminate flooring.

### Kitchen

3.15m x 2.90m (10' 4" x 9' 6")

Spotlights, double-glazed windows, matching base units, laminate worktops, ceramic sink with drainer, electric oven, gas hob with overhead fan extractor, integrated fridge/freezer, radiator, tiled walls & flooring.

### Bedroom

3.21m x 3.21m (10' 6" x 10' 6")

Pendant light, double-glazed window, built-in wardrobe, radiator, fitted carpet.

### Ensuite

2.63m x 1.50m (8' 8" x 4' 11")

Circular ceiling light, double-glazed window, walk-in shower, vanity sink unit, heated towel rail, storage cupboard, low-level WC, tiles walls & flooring.

### Bedroom

2.90m x 2.59m (9' 6" x 8' 6")

Pendant light, double-glazed window, radiator, fitted carpet.

### Bathroom

2.08m x 1.73m (6' 10" x 5' 8")

Spotlights, bathtub, sink basin unit, heated towel rail, WC, tiled walls & flooring.

## OUTSIDE

### Off-Street Parking Space



Ground Floor

First Floor  
Area: 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup>

Total Area: 71.9 m<sup>2</sup> ... 774 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.

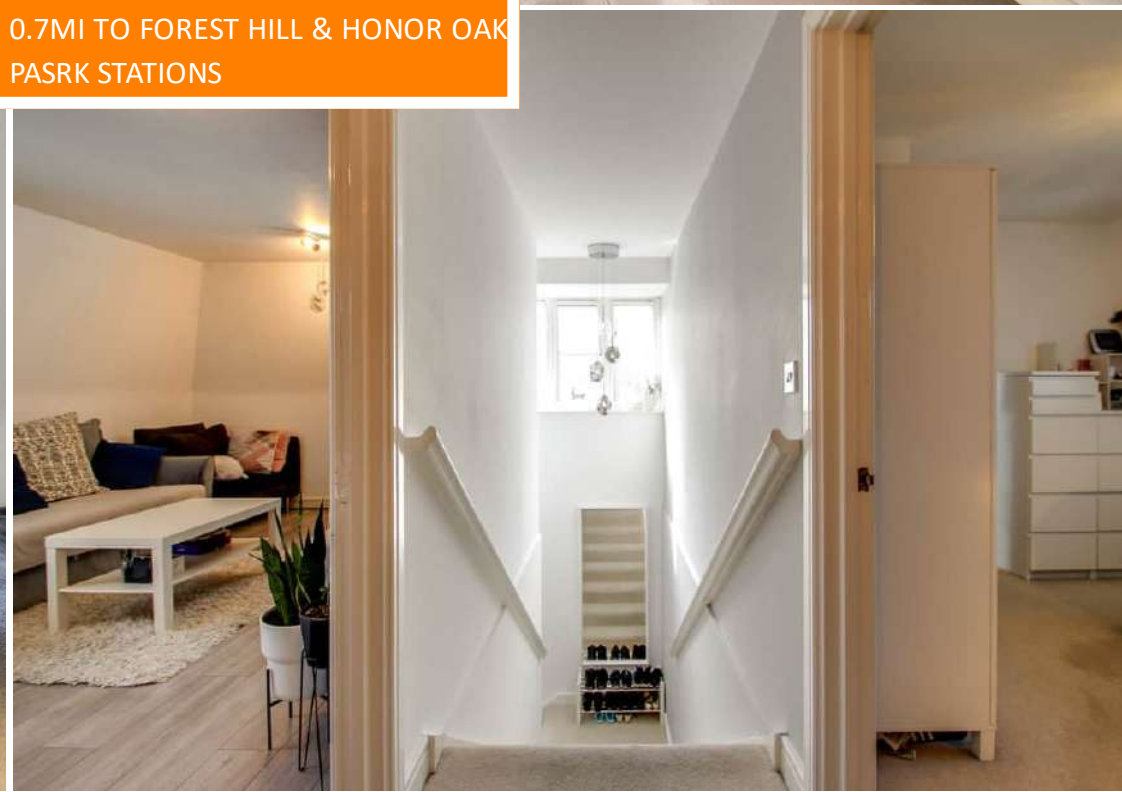
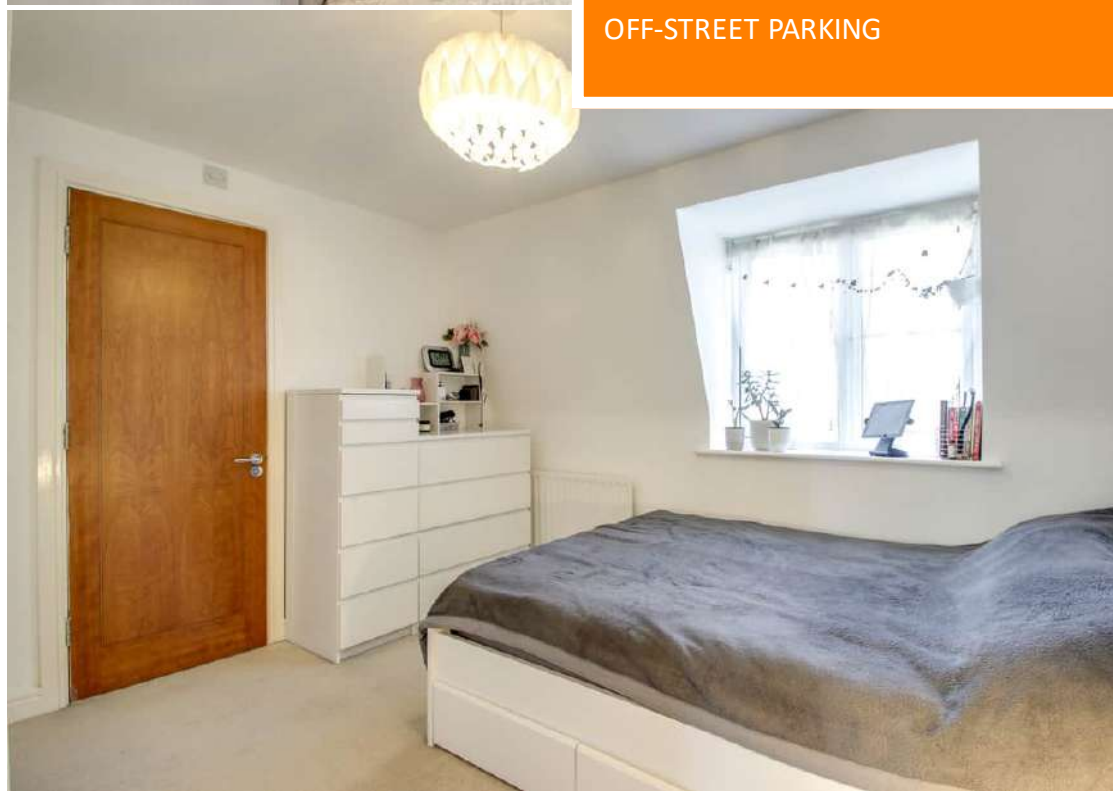
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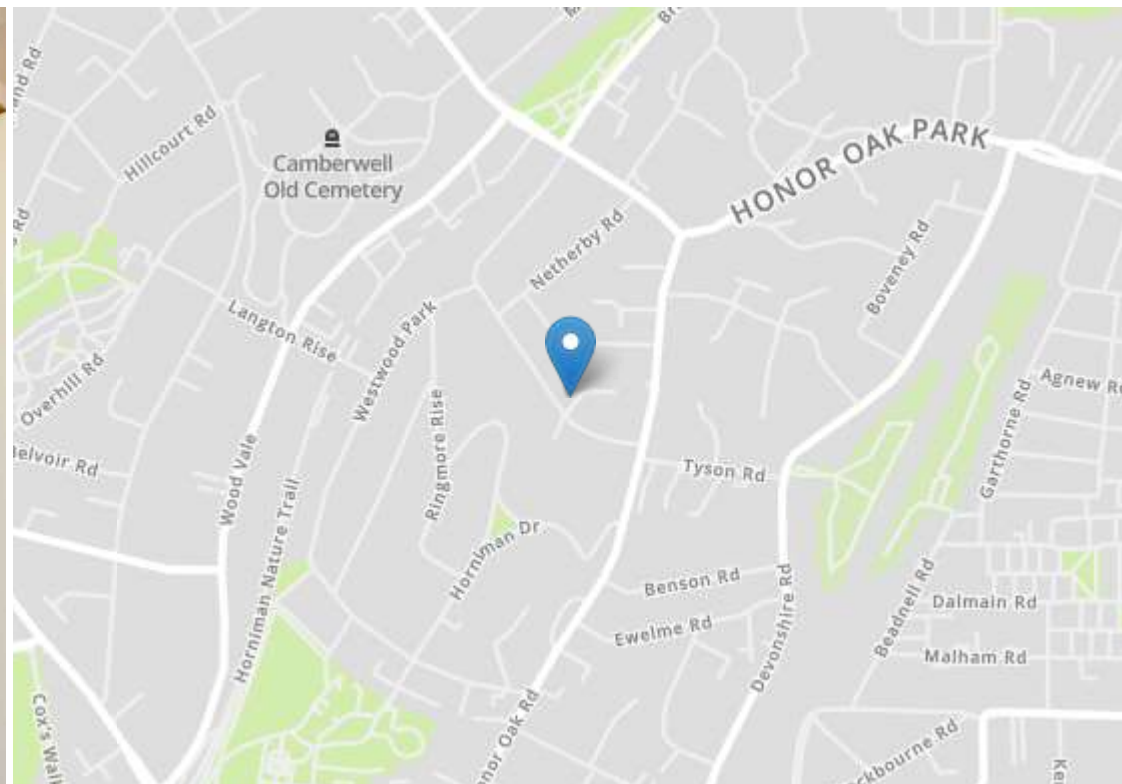
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APPROX. 774SQFT  
2 BATHROOMS  
OFF-STREET PARKING  
2 DOUBLE BEDROOM MAISONETTE  
LANDSCAPED COMMUNAL GARDENS  
0.7MI TO FOREST HILL & HONOR OAK  
PASRK STATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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