

# Stanfords

— sales & lettings —



**Guide Price £340,000**

1 bedroom

Manor Park  
Hither Green  
SE13



## Read all about it...

A beautifully presented, larger than average one-bedroom first floor period home located on Manor Park, a sought-after residential street just 0.5 miles from Hither Green Station.

Set back from the road and located on the first floor of a period conversion, this property consists of a bright and spacious 18'0" x 15'4" lounge/diner with large sash windows, a generously sized bedroom with built in wardrobes and modern fitted bathroom and kitchen. There is also the added benefit of access to garden which is secluded away, creating a peaceful and tranquil private space for the residents of the building. The property is also share of freehold with over 900 years remaining on the lease.

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 as well as excellent transport links into the city with Hither Green station 0.5 miles away and Lewisham for the DLR also nearby.

### FIRST FLOOR

#### Entrance Hall

#### Lounge/Diner

15' 4" x 18' 0" (4.67m x 5.49m)

Pendant lighting, picture rail, radiator, twin arch sash windows, feature fire place, fitted carpet.

#### Kitchen

9' 1" x 14' 5" (2.77m x 4.39m)

Pendant lighting, matching wall and base extra height wooden units, under unit spotlights, tiled splashback, double glazed sash window to rear, ceramic sink with tap, granite worktop, 4 ring gas hob, electric oven, tiled flooring, integrated fridge, washing machine and slimline dishwasher.

#### Bathroom

Pendant light, partially tiled wall, three piece suite, bath with shower attachment, W/C, free standing vanity unit with ceramic sink and taps, double glazed window, cupboard, tiled flooring.

#### Bedroom

13' 6" x 10' 7" (4.10m x 3.23m)

Pendant lighting, picture rail, bespoke fitted wardrobes, double glazed sash window, radiator, fitted carpet.

### OUTSIDE

#### Garden



### First Floor

Total Area: 57.5 m<sup>2</sup> ... 619 ft<sup>2</sup>

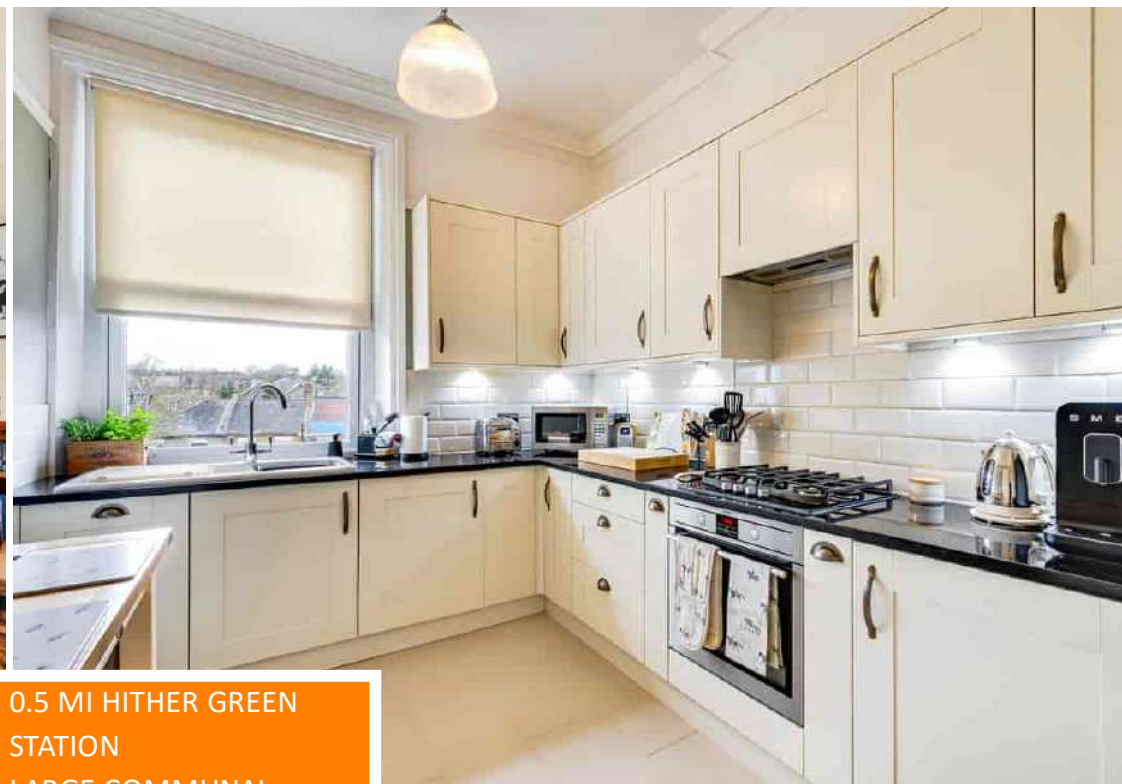
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

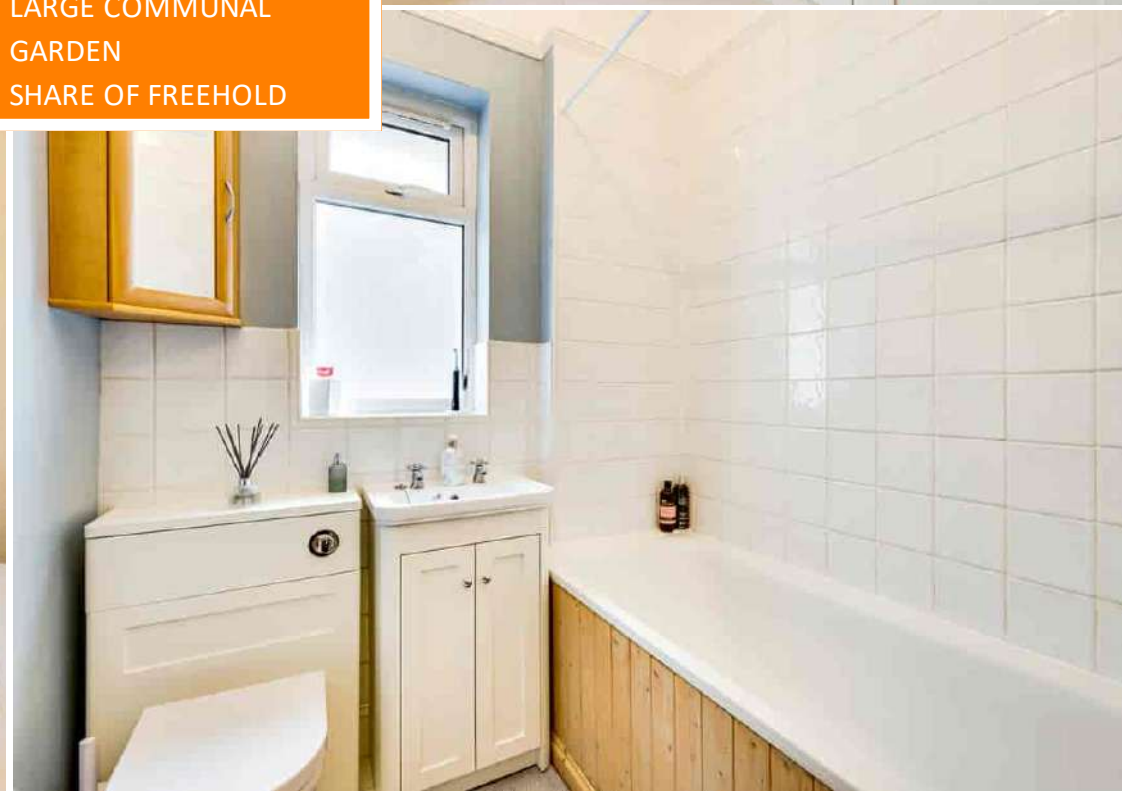
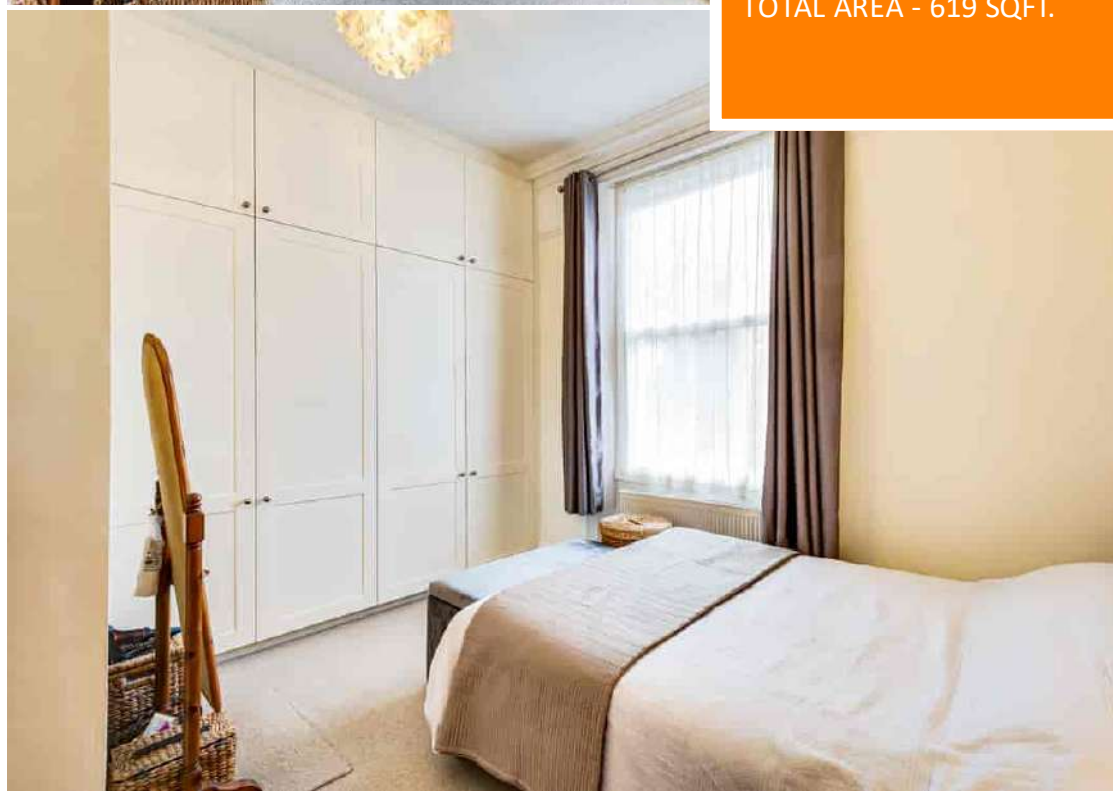
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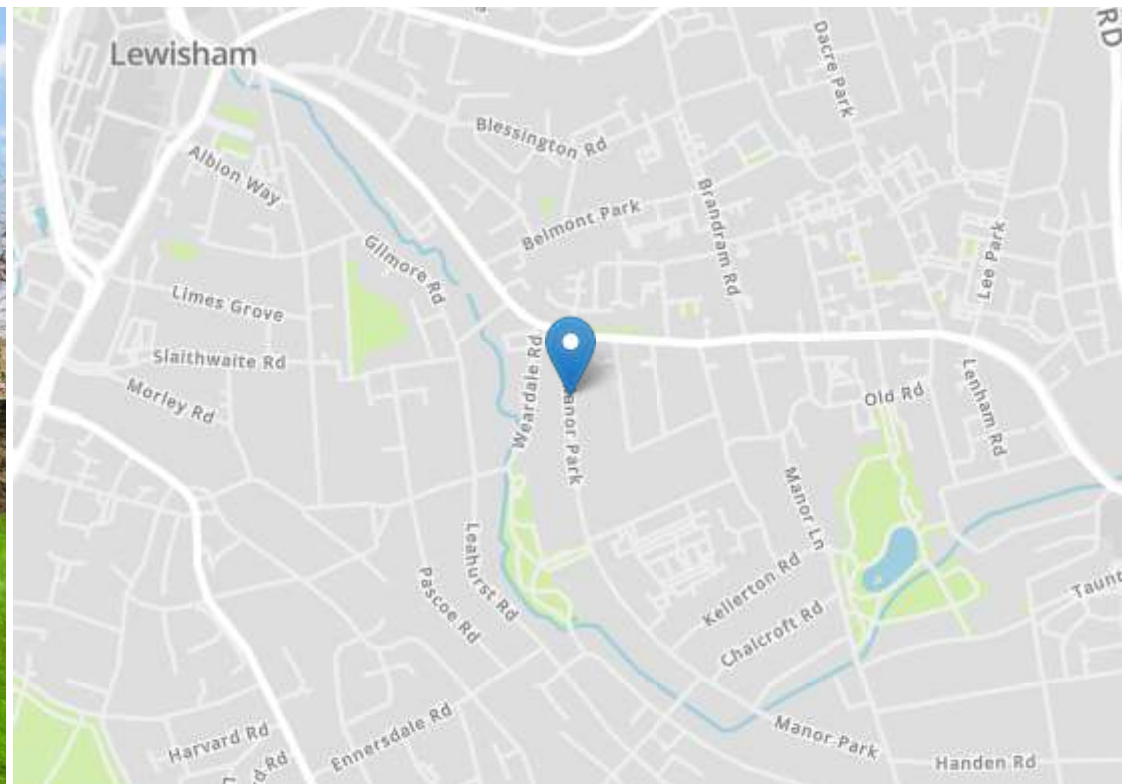


FIRST FLOOR FLAT  
1 BEDROOM  
TOTAL AREA - 619 SQFT.

0.5 MI HITHER GREEN  
STATION  
LARGE COMMUNAL  
GARDEN  
SHARE OF FREEHOLD







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>		
(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			
		67	80

EU Directive 2002/91/EC



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