

Stanfords

— sales & lettings —



£390,000 Share of Freehold

1 bedroom flat

Micheldever Road

Lee

Read all about it...

This light and modern one-bedroom flat is set across the top floor of a charming period conversion on a tree-lined residential street in the sought-after Lee Manor Conservation area.

Immaculately presented throughout, the flat welcomes you with an entrance hall cleverly designed to incorporate a built-in desk and cabinetry. This leads to a bright and airy lounge featuring a delightful fireplace and ample dining space. The contemporary kitchen is equipped with sleek, modern fitted units, and there is a generously sized bedroom and a modern bathroom. Stepping outside, you'll find a well-maintained communal garden featuring a lush green lawn, mature plant borders, and a raised decking area—ideal for alfresco dining, gardening enthusiasts, or simply lounging in the sun.

Situated on Micheldever Road, the property enjoys excellent transport links, with both Lee and Hither Green Stations within walking distance, offering quick access to Central London and beyond. The local area boasts a diverse array of shops, supermarkets, and exciting places to eat and drink, as well as the beautiful open spaces of Manor House Gardens, complete with a library, tennis courts, playground, and the popular Pistachios in the Park café.

A fantastic opportunity for buyers looking for a move-in-ready property in a prime location!

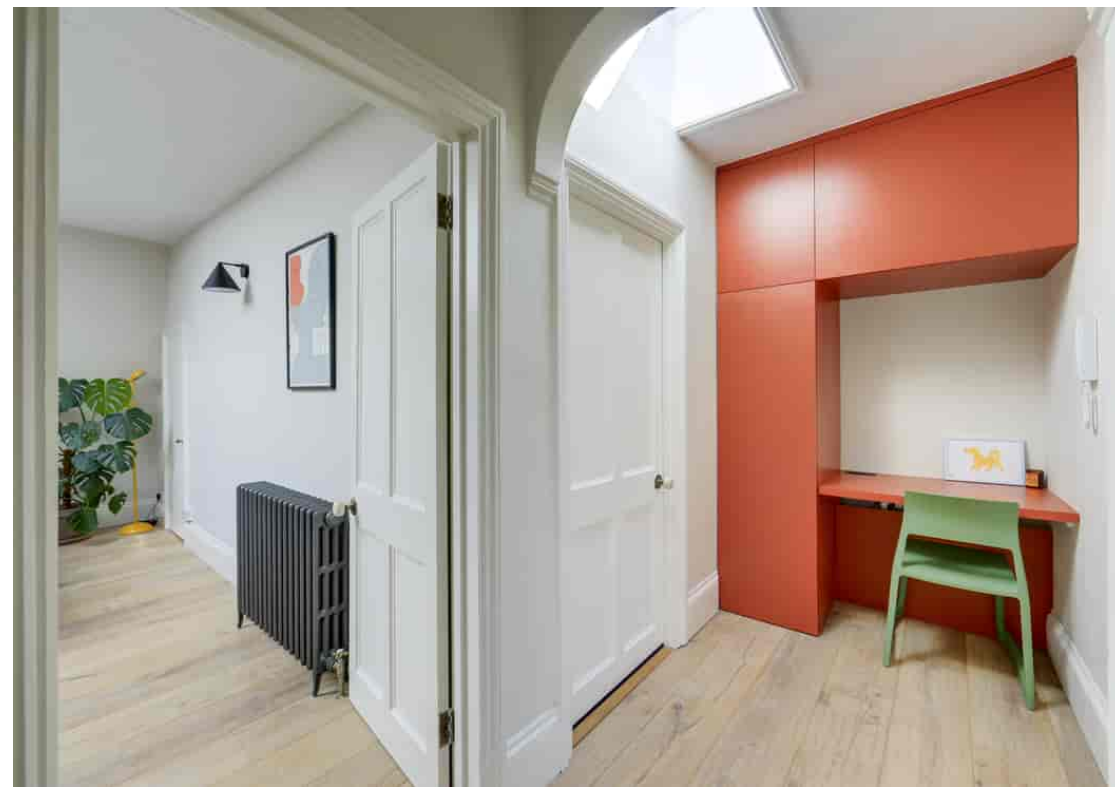
Tenure: Share of Freehold (992 years remaining on lease) | **Service Charge & Ground Rent:** None
| **Council Tax:** Lewisham band C

**TOP FLOOR APARTMENT
COMMUNAL GARDEN
GREAT TRANSPORT LINKS**

**LIGHT & MODERN INTERIORS
LEE MANOR CONSERVATION
AREA
APPROX 545SQFT.**

Like what you see?

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





SECOND FLOOR

Entrance Hall

11' 6" x 4' 8" (3.51m x 1.42m)

Skylight, ceiling light, built-in desk and cupboard housing boiler, wood flooring.

Lounge

15' 11" x 13' 11" (4.85m x 4.24m)

Casement windows, skylight, wall-mounted lights, storage cupboard, fireplace, column radiators, wood flooring.

Kitchen

12' 1" x 6' 6" (3.68m x 1.98m)

Double-glazed roof window, track ceiling light, fitted kitchen units, farmhouse style sink and mixer tap, integrated dishwasher, oven, electric hob and extractor hood, plumbing for washing machine, column radiator, tile flooring.

Bedroom

14' 1" x 9' 3" (4.29m x 2.82m)

Sash windows, pendant ceiling light, column radiator, fitted carpet.

Bathroom

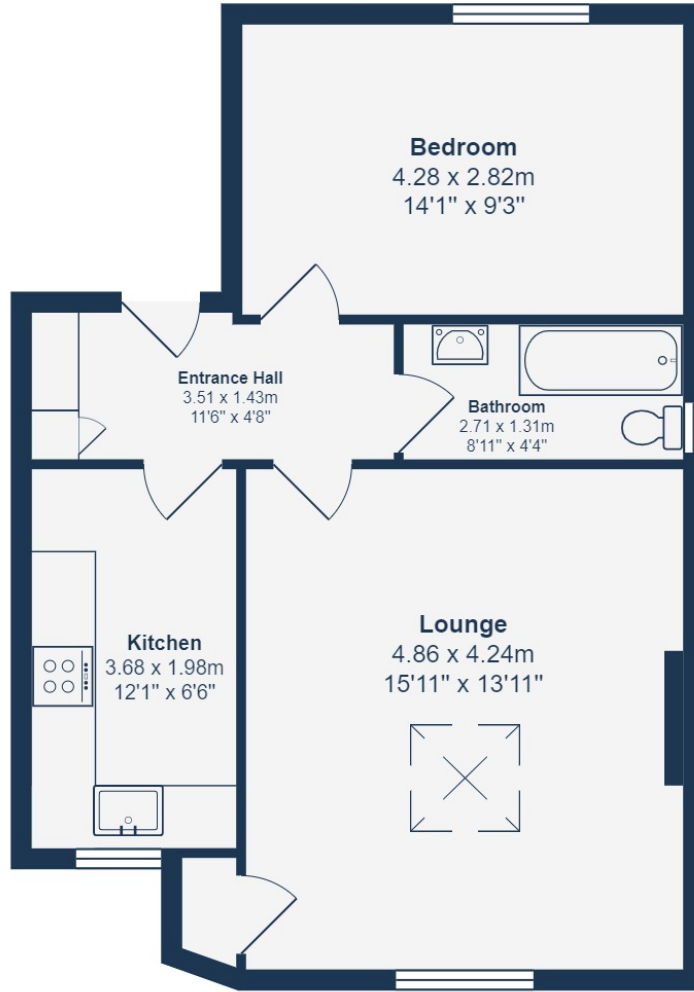
8' 11" x 4' 4" (2.72m x 1.32m)

Double-glazed roof window, ceiling light, bathtub with shower and ceiling-mounted curtain rail, washbasin on vanity unit, WC, heated towel rail, tile flooring.

OUTSIDE

Communal Garden

Side access, lawn with mature plant borders leading to raised decking to rear.

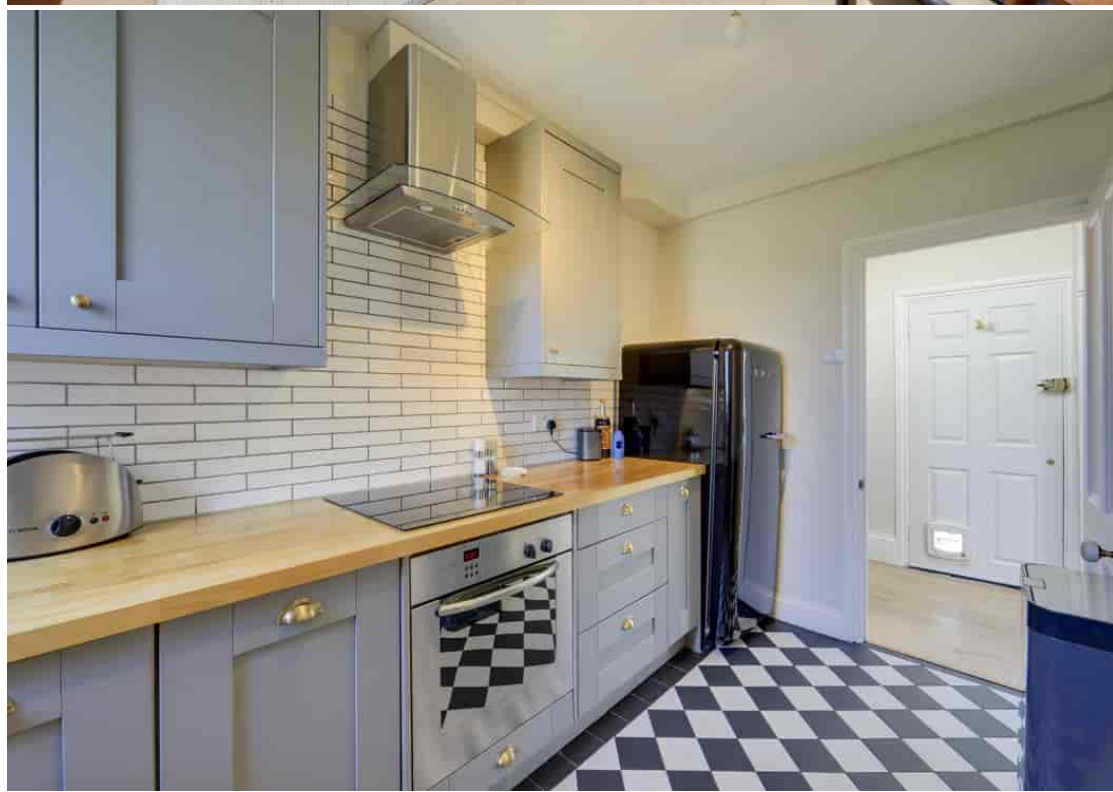


Second Floor

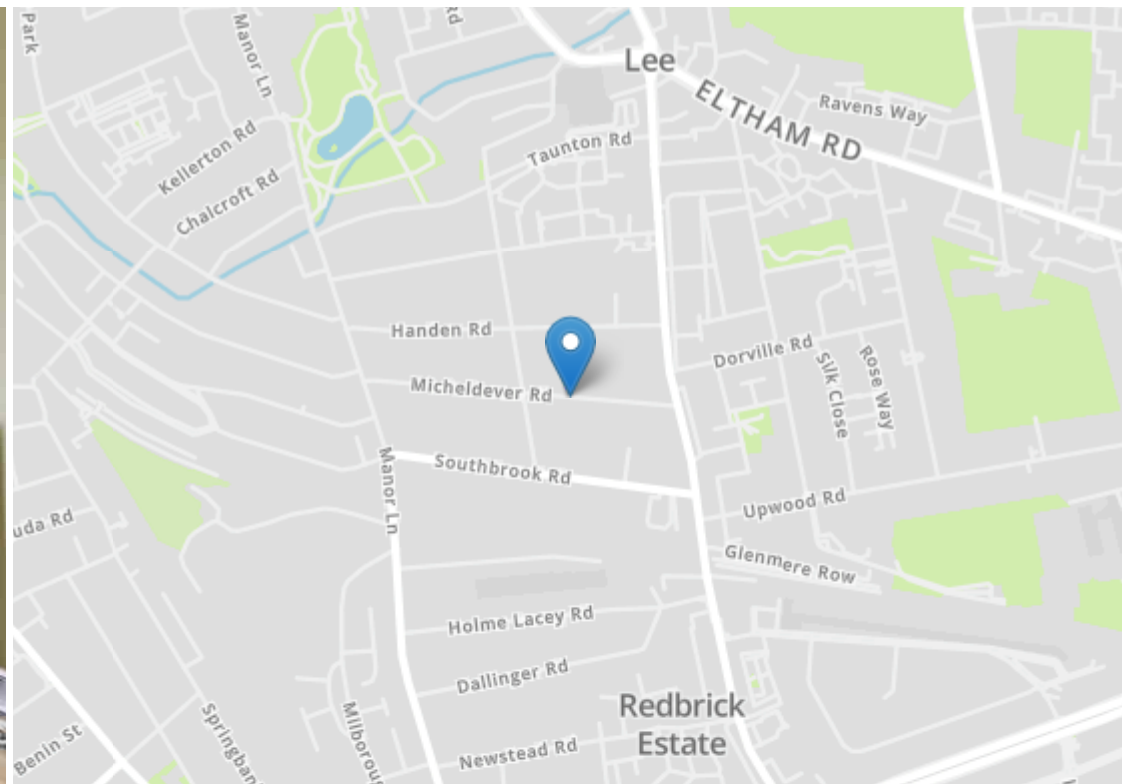
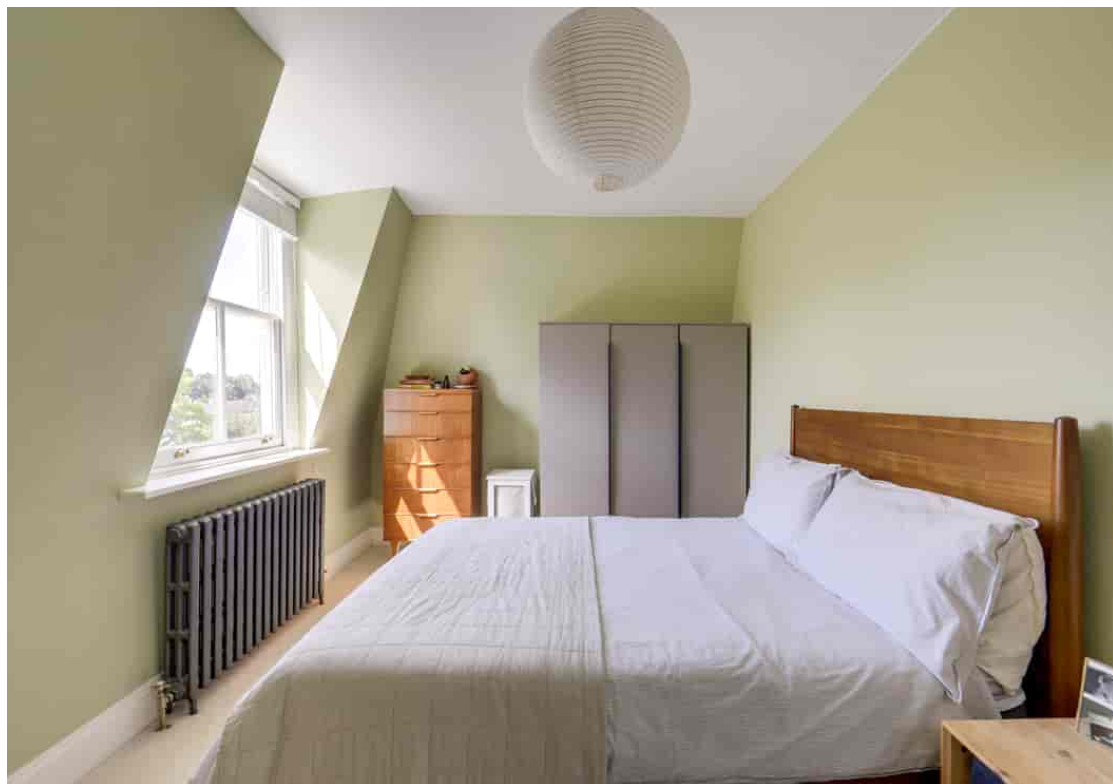
Total Area: 50.6 m² ... 545 ft²

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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