



**Guide Price £485,000 Share of Freehold**

2 bedroom flat

Manor Park  
Hither Green



## Read all about it...

This light and spacious two-bedroom flat with a private garden is a move-in-ready gem, nestled in a vibrant community with excellent commuter links.

Set on the ground floor of a charming period mansion conversion and benefiting from its own private entrance, the flat is beautifully presented throughout. The welcoming entrance hall features elegant parquet flooring, seamlessly leading into the bright and airy open-plan living room and kitchen. This space is bathed in natural light from Crittall doors and windows that overlook the garden. The modern kitchen boasts sleek units, a built-in breakfast bar, and integrated appliances, blending functionality with style.

The hallway leads to a stunning contemporary bathroom and two generously sized bedrooms. The master bedroom features bespoke fitted wardrobes and a sash bay window that frames a picturesque view of the property's front garden, which is exclusively owned by this flat.

Outside, the private garden provides a tranquil retreat, ideal for alfresco dining or relaxing amidst lush greenery.

The local area is celebrated for its vibrant community, with an array of independent shops, supermarkets, and diverse dining options all within walking distance. Hither Green Station is just a short stroll away, offering excellent rail connections to Central London and beyond. Lewisham Rail and DLR Stations are also easily accessible, ensuring seamless travel for work or leisure.

Combining period charm, contemporary finishes, and a prime location, this delightful property is an ideal choice for first-time buyers, professionals, or anyone seeking a stylish and comfortable home.

**Tenure:** Share of Freehold (976 years remaining on lease) | **Service Charge:** N/A | **Council Tax:** Lewisham band C

**GROUND FLOOR CONVERSION FLAT**  
**OPEN PLAN KITCHEN/LIVING**  
**ROOM**  
**MODERN KITCHEN & BATHROOM**

**PRIVATE ENTRANCE & GARDEN**  
**BEAUTIFULLY PRESENTED**  
**THROUGHOUT**  
**0.5MI TO HITHER GREEN STATION**



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## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, cupboard with plumbing for washing machine, parquet wood flooring.

### Living Room

4.78m x 4.28m (15' 8" x 14' 1")

Crittall windows and doors to garden, pendant ceiling light, fireplace, alcove shelving, radiator, parquet wood flooring.

### Kitchen

2.03m x 1.98m (6' 8" x 6' 6")

Window overlooking garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, fridge, freezer, oven, gas hob and extractor hood, radiator, wood flooring.

### Bedroom

3.82m x 3.42m (12' 6" x 11' 3")

Sash bay windows, shutters, pendant ceiling light, alcove shelving and desk, built-in wardrobes, radiator, wood flooring.

### Bedroom

3.10m x 2.44m (10' 2" x 8' 0")

Windows, pendant ceiling light, radiator, wood flooring.

### Bathroom

1.98m x 1.92m (6' 6" x 6' 4")

Window, bathtub with overhead and handheld showers, shower screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

Paved patio leading to lawn, side access.



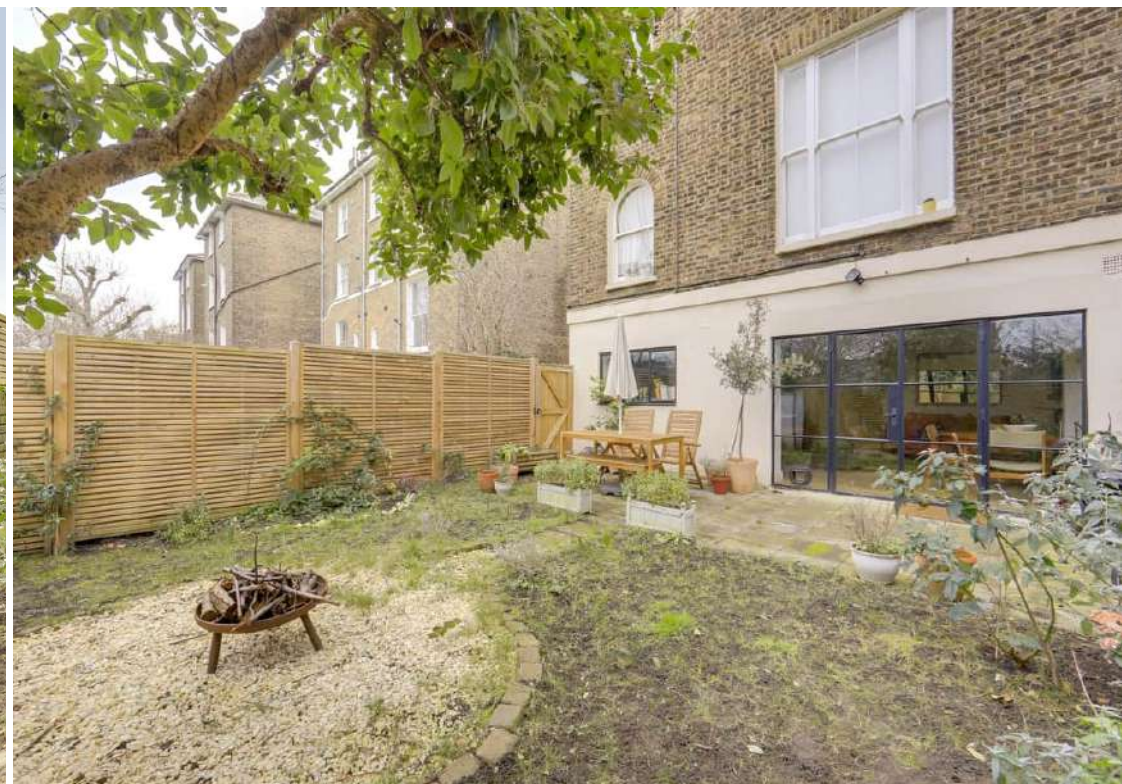
**Ground Floor**

**Total Area: 58.6 m<sup>2</sup> ... 630 ft<sup>2</sup>**

Drawn for Stanfords Sales & Lettings

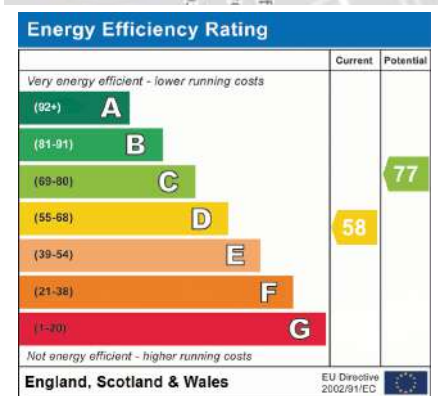
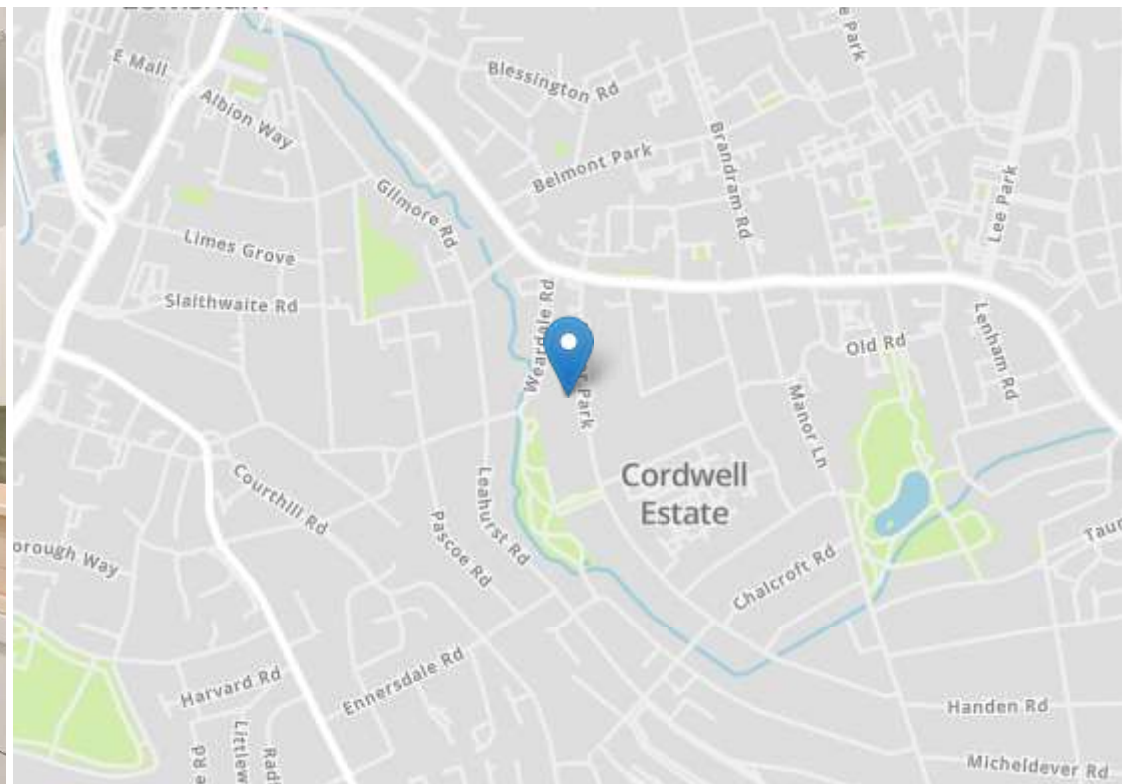
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











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