



Guide Price £300,000 Leasehold
1 bedroom flat

Manor Park
Hither Green

Read all about it...

A bright and spacious one-bedroom flat with private terrace, shared garden, and off-street parking — set within a charming period conversion in the heart of Hither Green.

Set on the lower ground floor, this well-presented flat benefits from its own private entrance, offering privacy and practicality. Inside, the open-plan kitchen and living room is filled with natural light and provides ample space for both relaxing and dining. To the rear, the bedroom enjoys dual-aspect windows and a calm, airy feel. The modern shower room includes space for a washing machine, cleverly maximising functionality. Three large cupboards off the hallway provide excellent storage, including a walk-in wardrobe.

Outside, a private terrace offers a sunny spot for alfresco dining, while the large communal garden is beautifully maintained. Residents also benefit from shared off-street parking on the driveway.

Located on Manor Park, a tree-lined street in the heart of Hither Green, known for its charming period homes and strong sense of community. The flat is just a short walk from Hither Green Station, with fast links to London Bridge, Charing Cross, Waterloo, and Cannon Street. Lewisham DLR is also within easy reach, along with independent cafés, restaurants, and green spaces such as Manor Park and Manor House Gardens. Less than a mile away, Blackheath Village offers boutique shopping, bars, and restaurants.

Tenure: Leasehold (remaining term - 145 years) | **Monthly Service Charge:** Approx £90 | **Ground Rent:** N/A | **Council Tax:** Lewisham band B

OPEN PLAN LIVING SPACE
PLENTY OF STORAGE
SHARED DRIVEWAY

PRIVATE TERRACE
LARGE COMMUNAL GARDEN
GREAT TRANSPORT LINKS

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LOWER GROUND FLOOR

Entrance Hall

Pendant ceiling light, radiator, laminate wood flooring.

Open Plan Kitchen & Living Room

4.64m x 4.28m (15' 3" x 14' 1")

Double-glazed windows, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, electric hob, extractor fan and fridge, radiator, laminate wood flooring.

Bedroom

3.18m x 2.56m (10' 5" x 8' 5")

Double-glazed windows and door to garden, pendant ceiling light, radiator, laminate wood flooring.

Shower Room

2.56m x 2.16m (8' 5" x 7' 1")

Double-glazed window, track ceiling light, walk-in shower, washbasin, WC, heated towel rail, plumbing for washing machine, tile flooring.

Walk-in Wardrobe

2.34m x 1.06m (7' 8" x 3' 6")

Ceiling light, laminate wood flooring.

Storage

2.06m x 1.22m (6' 9" x 4' 0")

Wall light, combi boiler, radiator.

Storage

1.82m x 0.90m (6' 0" x 2' 11")

Ceiling light, shelving.

OUTSIDE

Terrace

Paved terrace.

Communal Garden

Large communal garden with side access.



Lower Ground Floor

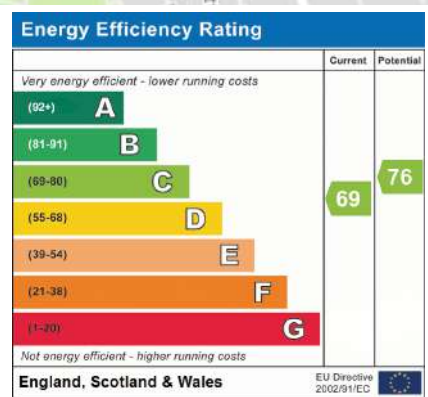
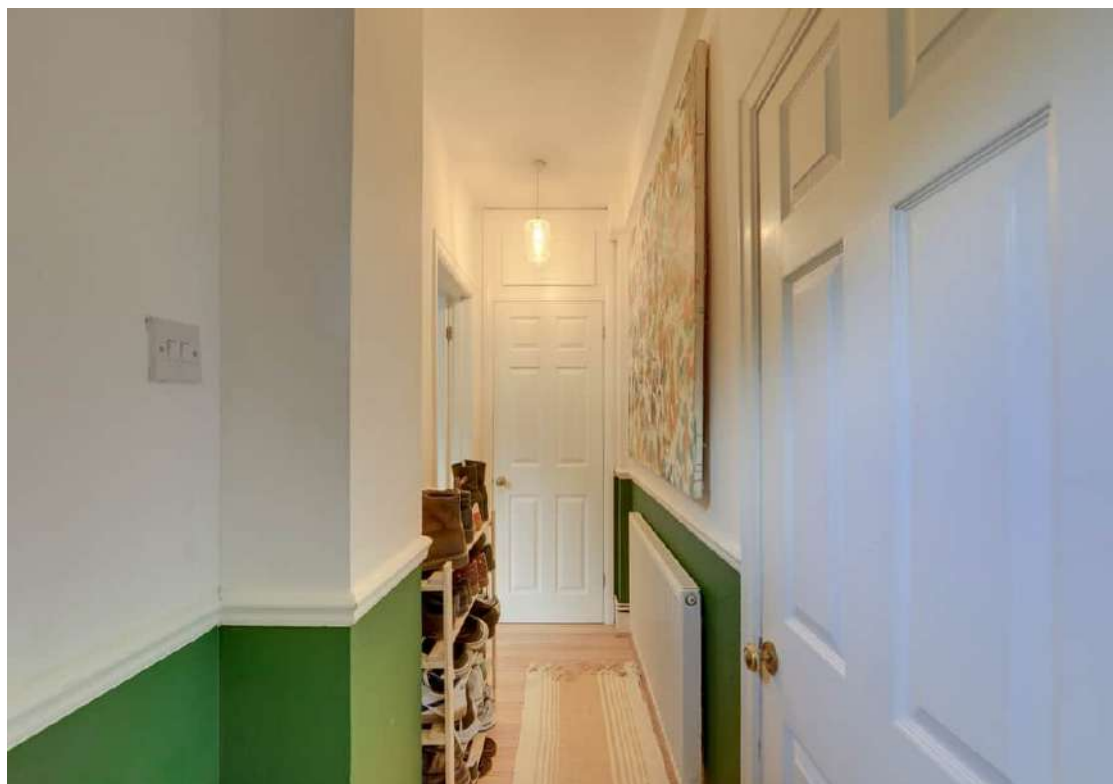
Total Area: 45.7 m² ... 492 ft²

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.







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