

Stanfords

— sales & lettings —



£500,000 Leasehold

2 bedroom flat

Manor Park

Hither Green

SE13

Read all about it...

A beautifully presented two-bedroom flat set on the ground floor of a period conversion on Manor Park in Hither Green. In excellent condition throughout, this property 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 garden, the flat is beautifully presented throughout. The modern kitchen boasts sleek units, a built-in breakfast bar, and integrated appliances, blending functionality with style. Consisting of two double bedrooms, modern shower room and open plan kitchen/lounge with a bifold doors leading onto a private, south facing decked garden. There is also the added benefit of a basement which is excellent for storage or a home office. Outside, the private garden provides a tranquil retreat, ideal for alfresco dining or relaxing.

Ideally situated just 0.2 miles from Hither Green Station, it provides a range of commuter services directly into Central London, including London Bridge in just 10 minutes. Locally the property also benefits from being in close proximity to a variety of amenities, including independent shops, cafes and restaurants, and just a short walk away from the popular Manor Park, with green open spaces, a lake, and tennis courts. 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

GROUND FLOOR

Entrance Hall

Open Plan Lounge & Kitchen

5.75m x 3.27m (18' 10" x 10' 9")

Double glazed bi-fold doors to garden, wooden flooring, two vertical radiators, storage cupboard, wall shelves, spotlights, pendant ceiling light, double glazed window to side.

Kitchen area;

Matching wall and base units with marble effect worktops, stainless steel sink & drainer, tiled splashback, Smeg hob with extractor hood, Smeg oven, integrated fridge.

Bedroom

4.51m x 3.20m (14' 10" x 10' 6")

Double glazed bay window to front, two radiator, cast iron fireplace, pendant ceiling lights, moulded skirting board, wooden flooring.

Bedroom

3.61m x 3.23m (11' 10" x 10' 7")

Double glazed french door to garden, radiator, moulded skirting board, coving, pendant ceiling lights, wooden flooring.

Shower room

1.81m x 1.68m (5' 11" x 5' 6")

Double glazed window to side, walk in shower, heated towel rail, tiled surround, sink, wall mounted vanity mirror, tiled floor.

BASEMENT

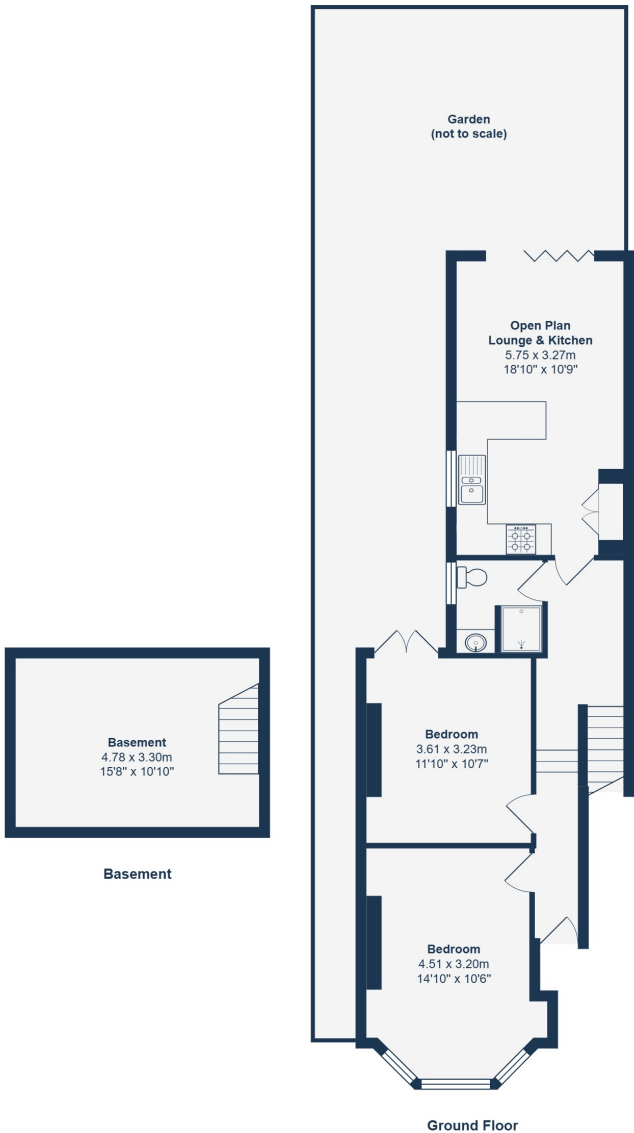
Basement

4.78m x 3.30m (15' 8" x 10' 10")

OUTSIDE

Garden

Decked area.



Total Area: 74.5 m² ... 802 ft²

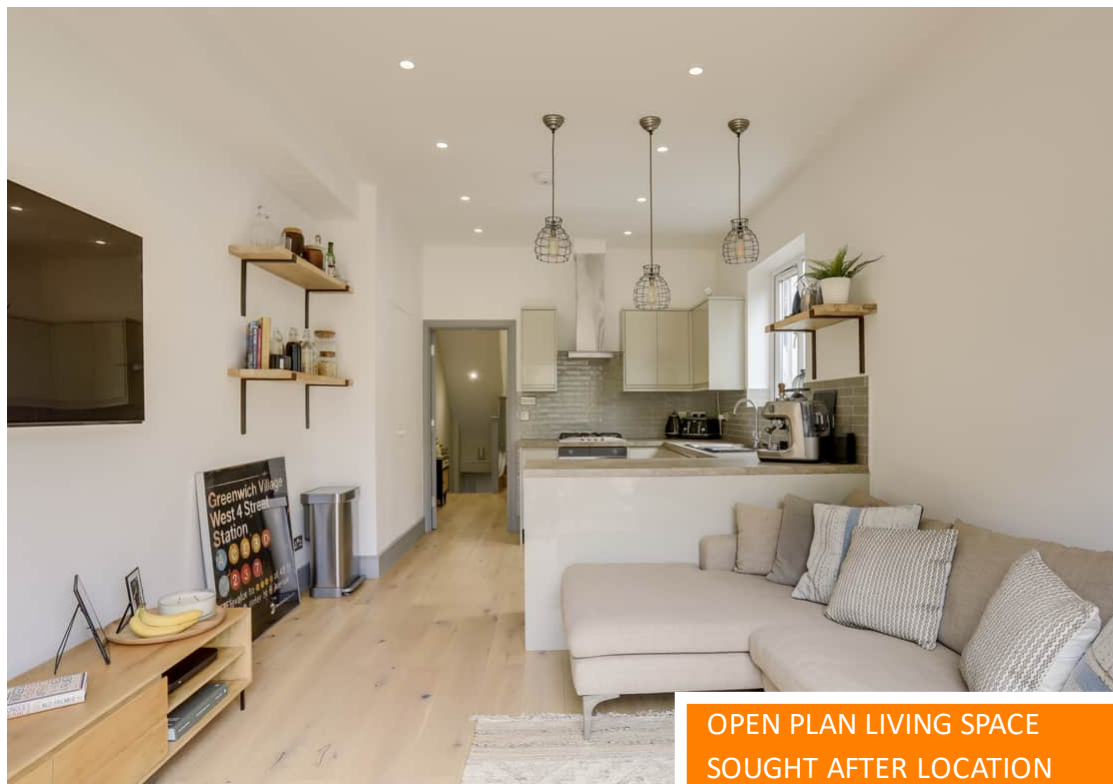
Drawn for Stanfords Sales & Lettings

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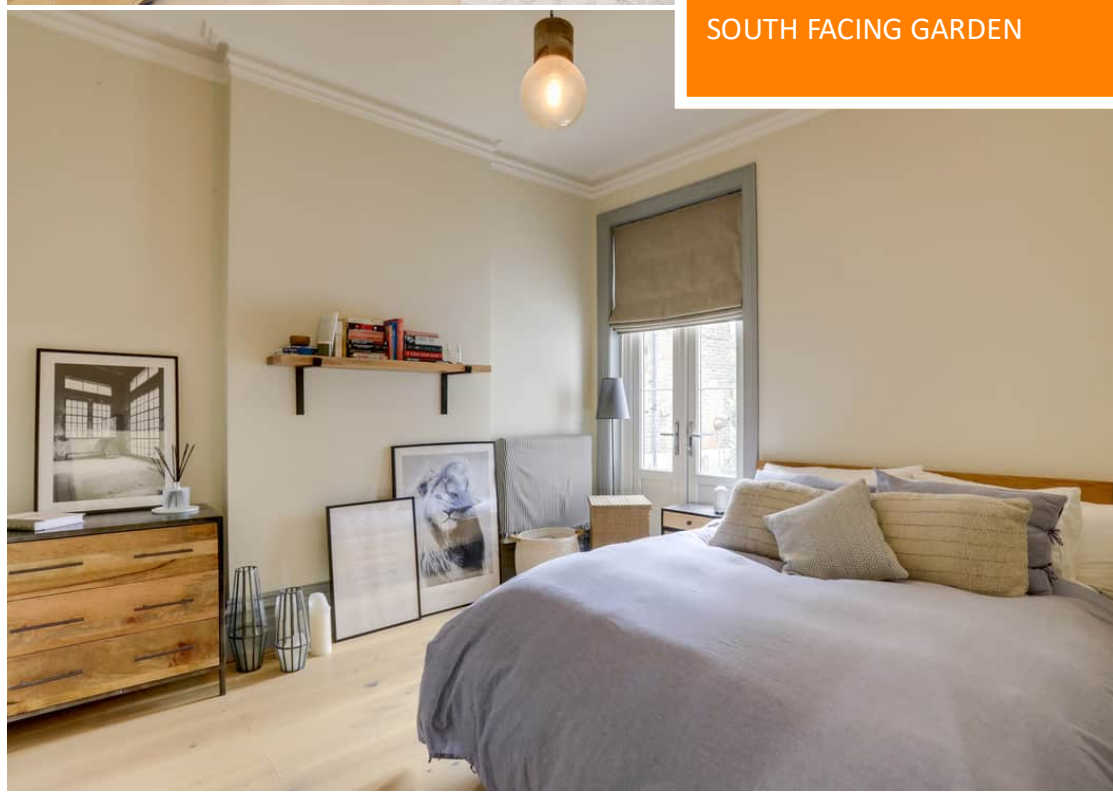
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london to arrange a viewing or request further information

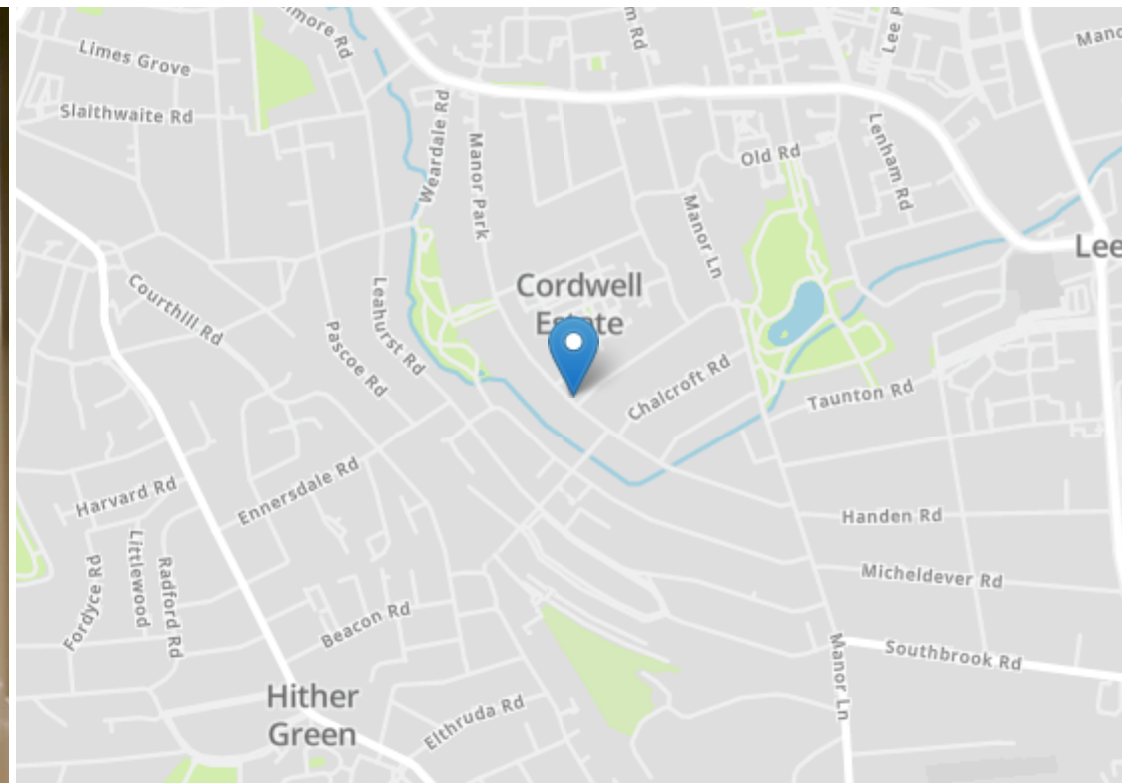
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