

# Stanfords

— sales & lettings —



**£500,000**

2 bedroom flat

Manor Lane

Lee

# Read all about it...

This stunning two bedroom flat is ideally located on Manor Lane, a sought after road in Lee, just 0.4mi from Hither Green Station, providing a range of commuter services to Central London. Locally the property benefits from being in close proximity to shops, restaurants, cafes and the beautiful open spaces of Manor Park.

Set on the ground floor of an end of terrace period conversion and beautifully presented throughout, the flat consists of a large lounge and separate kitchen, two double bedrooms and a modern bathroom with a freestanding bathtub and walk-in shower. Outside the property benefits from a private rear garden.

Available Chain free - get in touch to book a viewing now!

## GROUND FLOOR

### Lounge

13' 5" x 13' 3" (4.09m x 4.04m)

Bay windows to front, pendant ceiling light, radiator, wood flooring.

### Kitchen

10' 10" x 9' 11" (3.30m x 3.02m)

Door to garden, sash window to side, pendant ceiling light, fitted kitchen units, tiled splashback, sink with mixer tap and drainer, dishwasher, integrated oven with gas hob, extractor hood, fridge/freezer, combi boiler, laminate flooring.

### Bedroom

13' 3" x 11' 6" (4.04m x 3.51m)

Sash window to rear, pendant ceiling light, radiator, fitted carpet.

### Bedroom

11' 0" x 9' 11" (3.35m x 3.02m)

Sash window to rear, pendant ceiling light, radiator, wood flooring.

### Bathroom

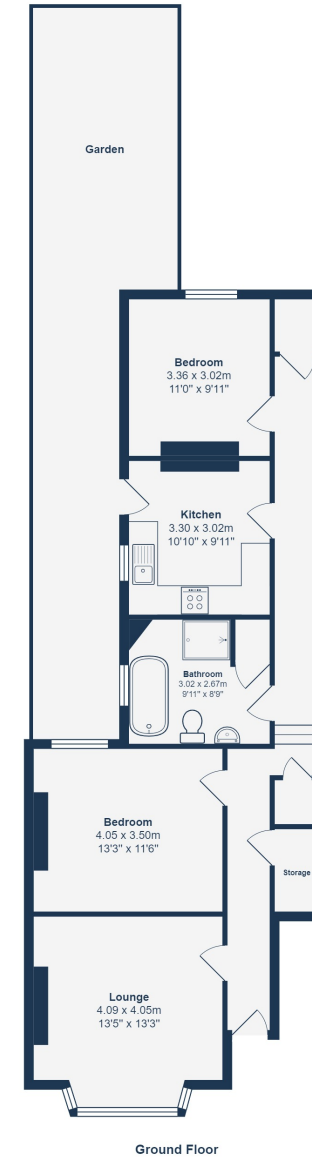
9' 11" x 8' 9" (3.02m x 2.67m)

Obscured sash window, walk-in shower, freestanding bathtub, washbasin on vanity unit, low-level WC, heated towel rail, storage cupboard housing washing machine, tiled flooring.

## OUTSIDE

### Garden

Storage shed.

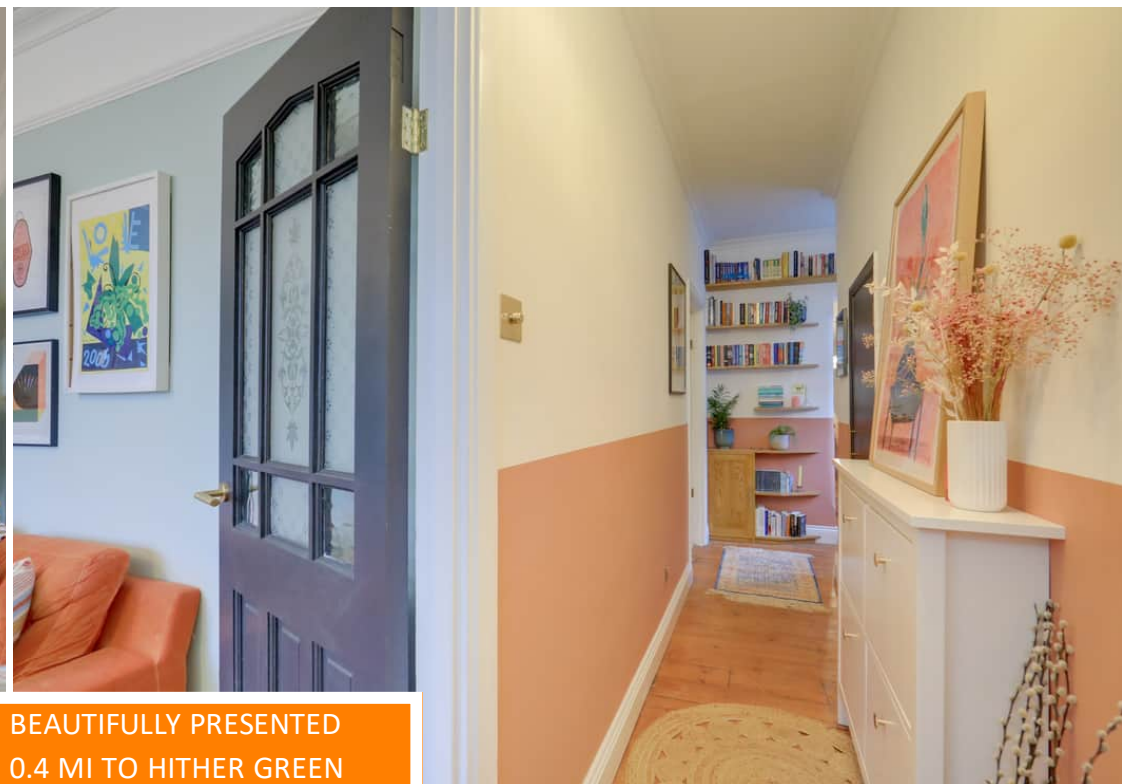
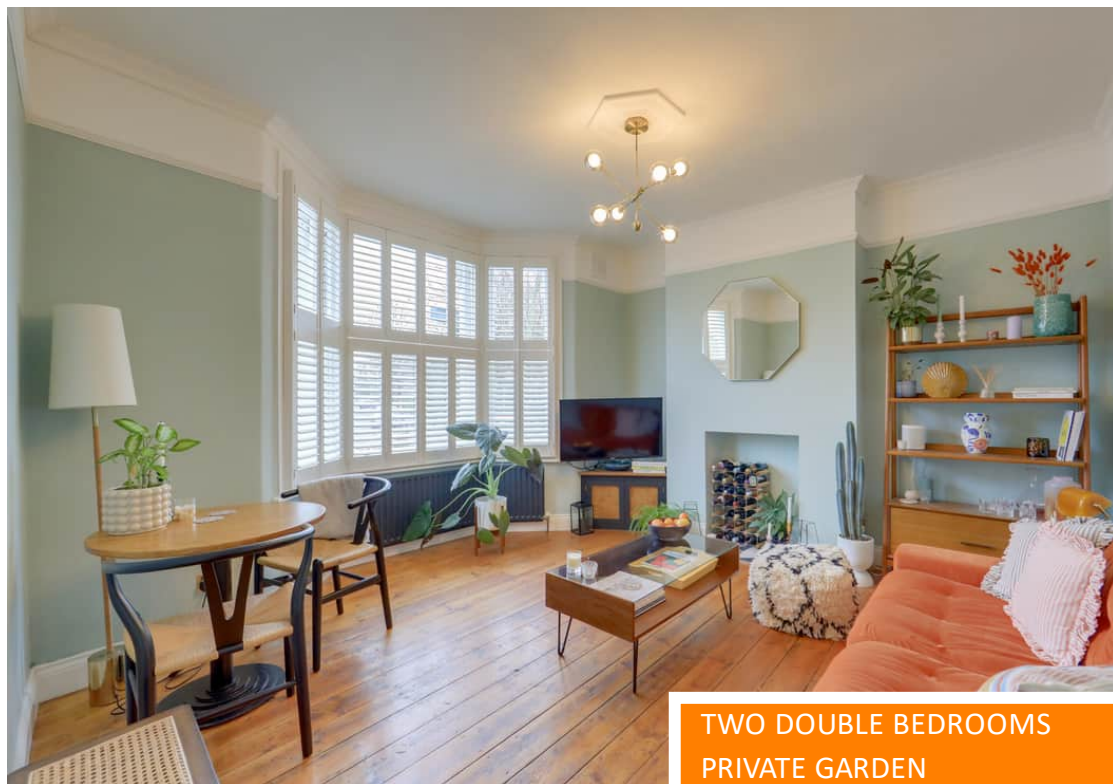


Total Area: 79.6 m<sup>2</sup> ... 857 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

Like what you see?

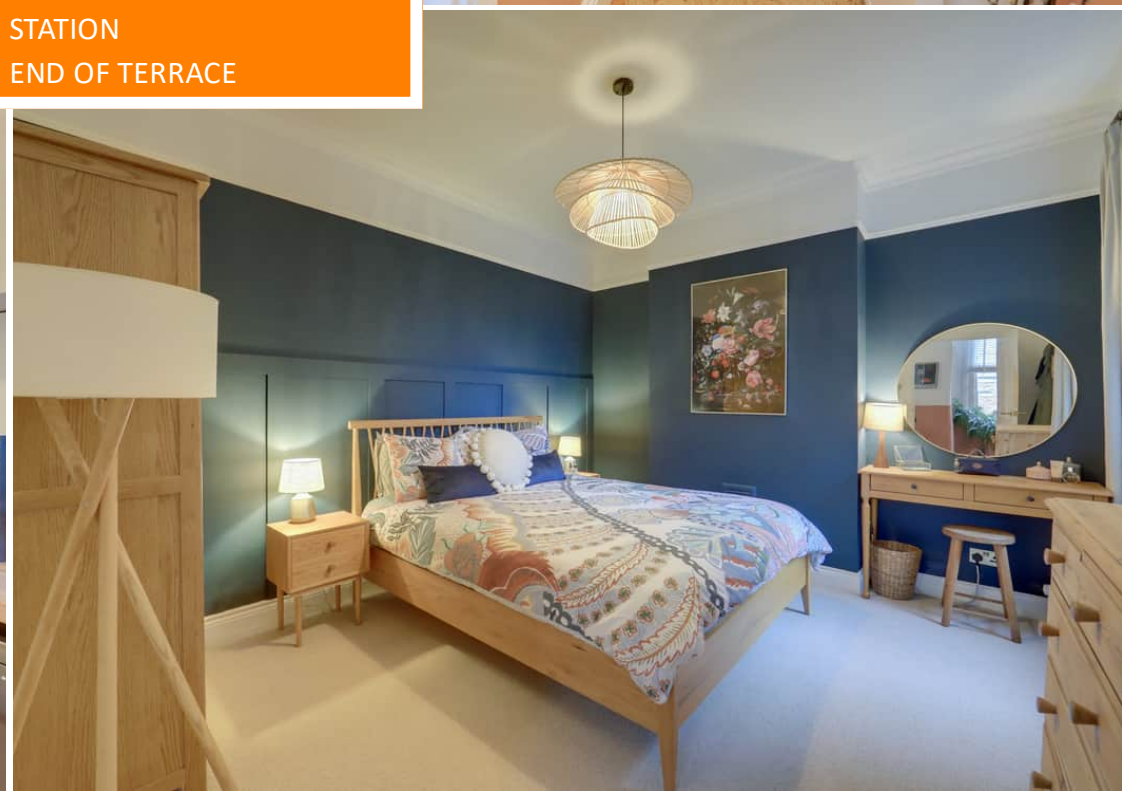
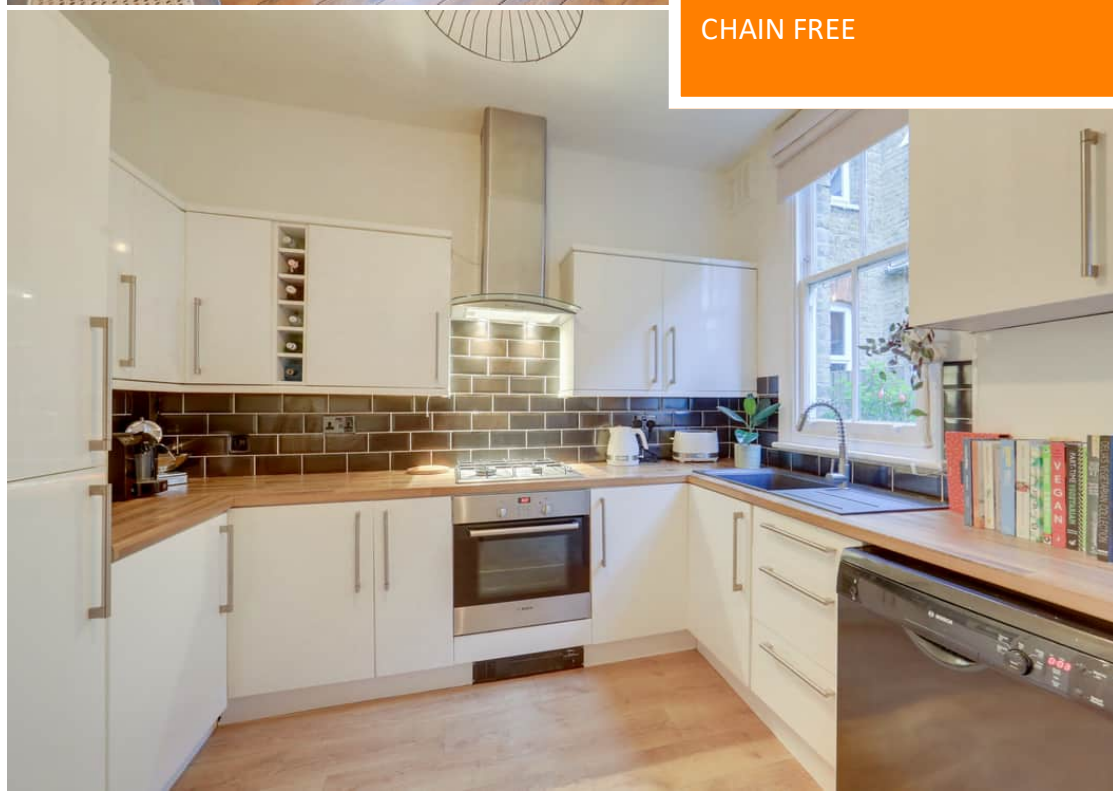
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

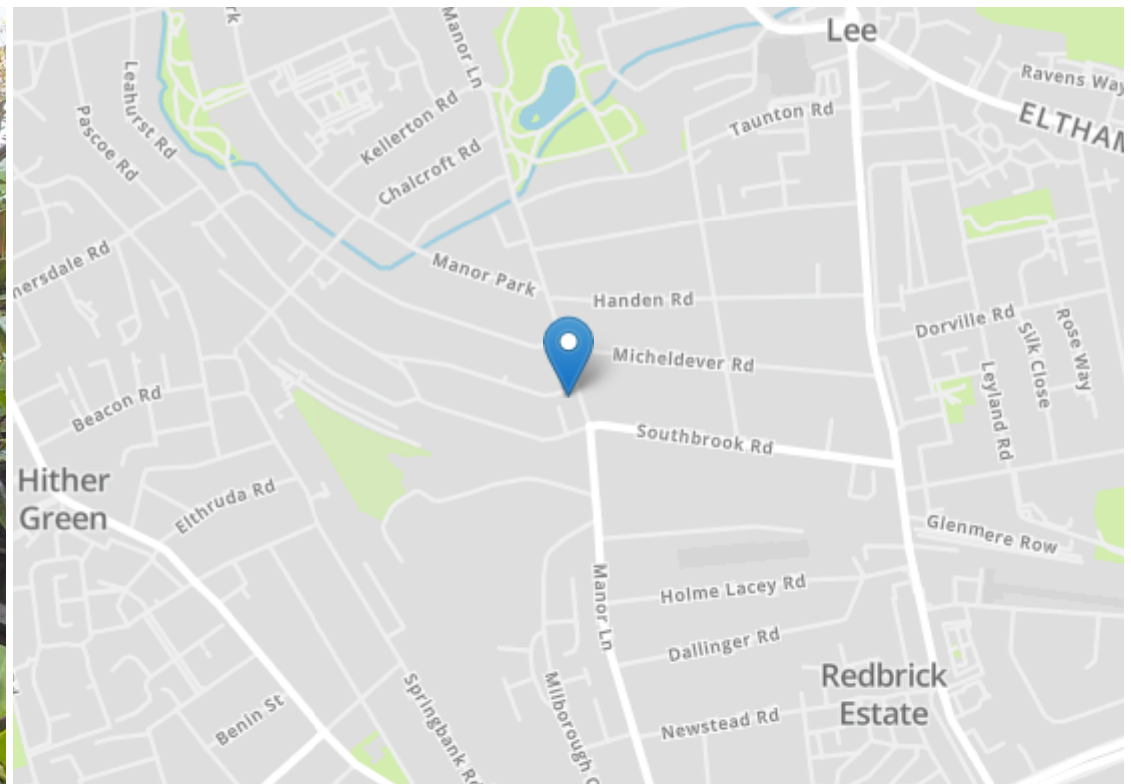
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TWO DOUBLE BEDROOMS  
PRIVATE GARDEN  
CHAIN FREE

BEAUTIFULLY PRESENTED  
0.4 MI TO HITHER GREEN  
STATION  
END OF TERRACE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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