

Stanfords
— sales & lettings —



£315,000

1 bedroom flat

Manor Park
Hither Green

Read all about it...

A beautifully presented one-bedroom flat ideally situated on Manor Park, a sought-after residential street in the heart of Hither Green.

Set on the ground floor of a period conversion, internally this property comprises a lounge and bedroom, both with ample built-in storage and a modern kitchen and bathroom. Outside the property also benefits from access to a well-kept communal garden.

A commuter's dream, Hither Green Station is just a short walk away, providing a range of commuter services into Central London, including London Bridge in just 10 minutes. Locally the property is also in close proximity to a variety of amenities including popular independent shops, cafes and restaurants and the beautiful open spaces on Manor House Gardens and Manor Park.

Tenure: Leasehold (119 years remaining) | **Service Charge:** £84pcm approx | **Ground Rent:** £100pa | **Council Tax:** Lewisham Band B

GROUND FLOOR

Lounge

16' 10" x 8' 10" (5.13m x 2.69m)

Double glazed sash bay windows, pendant ceiling light, built-in storage cupboard, radiator, laminate wood flooring.

Kitchen

9' 2" x 4' 10" (2.79m x 1.47m)

Sash window, ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated washing machine, oven, electric hob and extractor hood, enclosed combi boiler, space for fridge/freezer, radiator, tiled flooring.

Bedroom

9' 1" x 7' 11" (2.77m x 2.41m)

Double glazed windows, pendant ceiling light, built-in cupboard, radiator, fitted carpet.

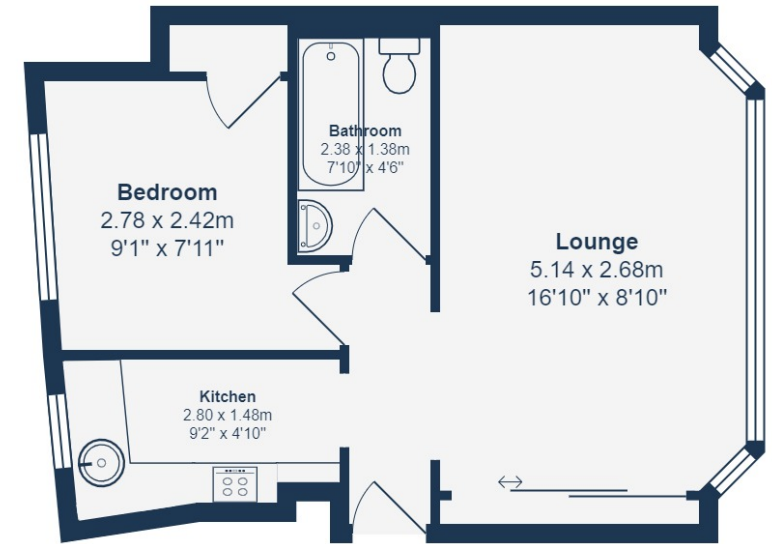
Bathroom

7' 10" x 4' 6" (2.39m x 1.37m)

Ceiling light, bathtub with handheld and overhead showers and screen, pedestal washbasin, WC, heated towel rail, tiled flooring.

OUTSIDE

Communal Garden



Ground Floor

Total Area: 34.8 m² ... 374 ft²

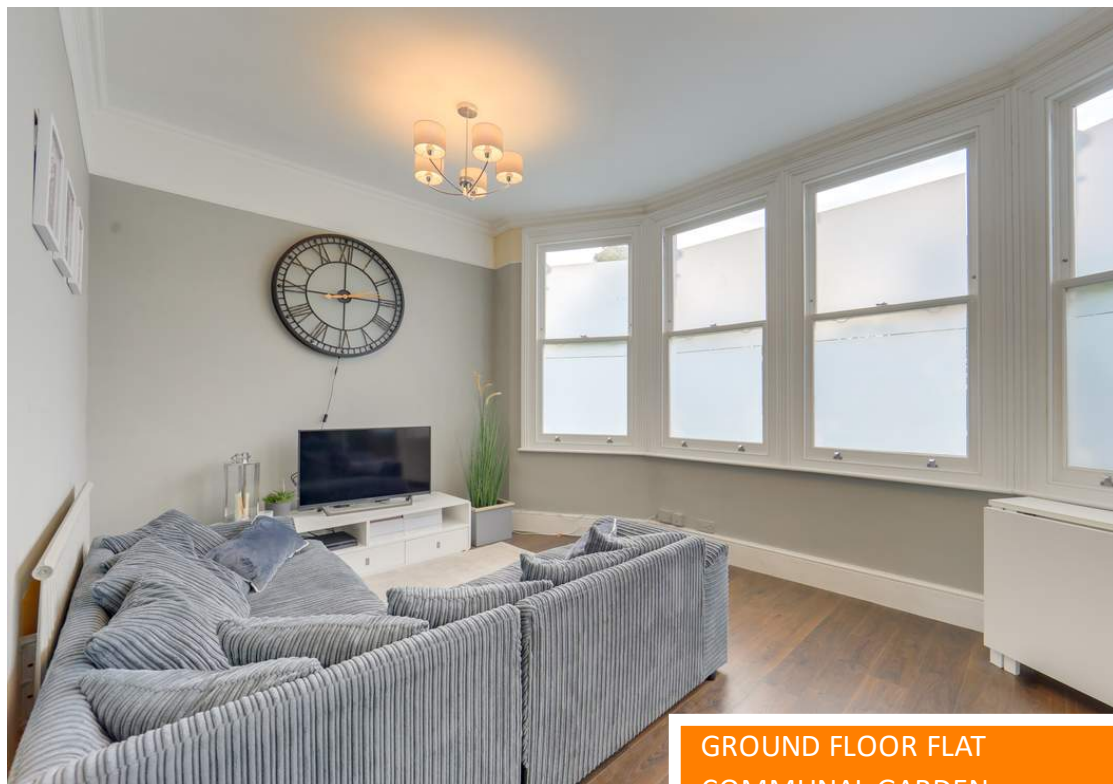
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

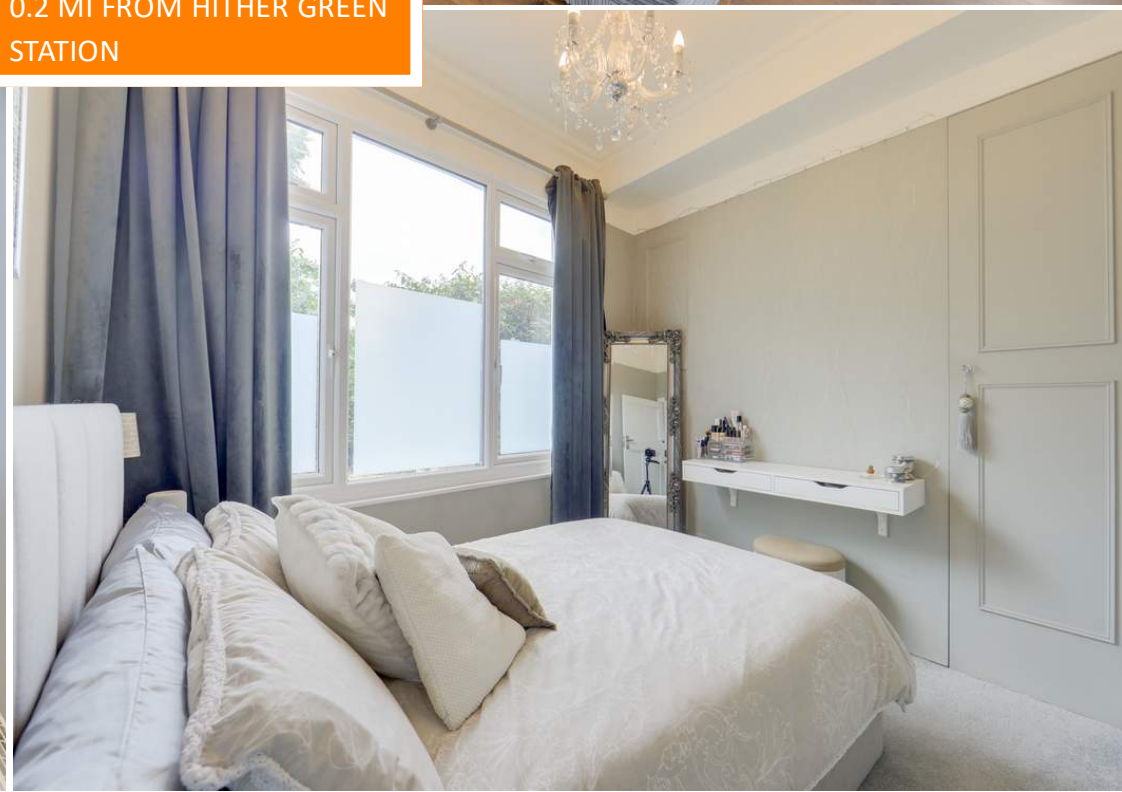
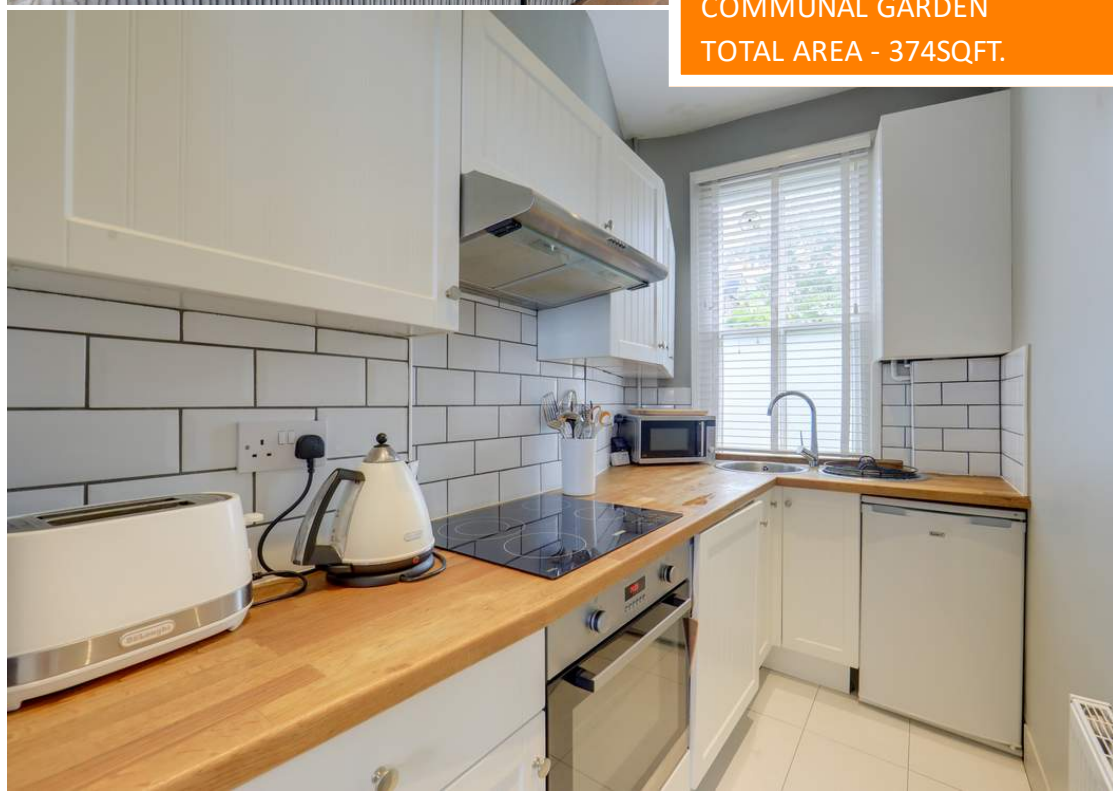
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

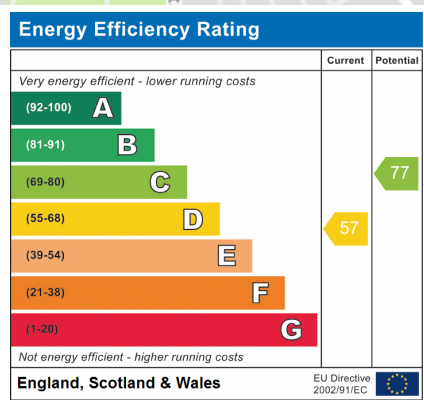
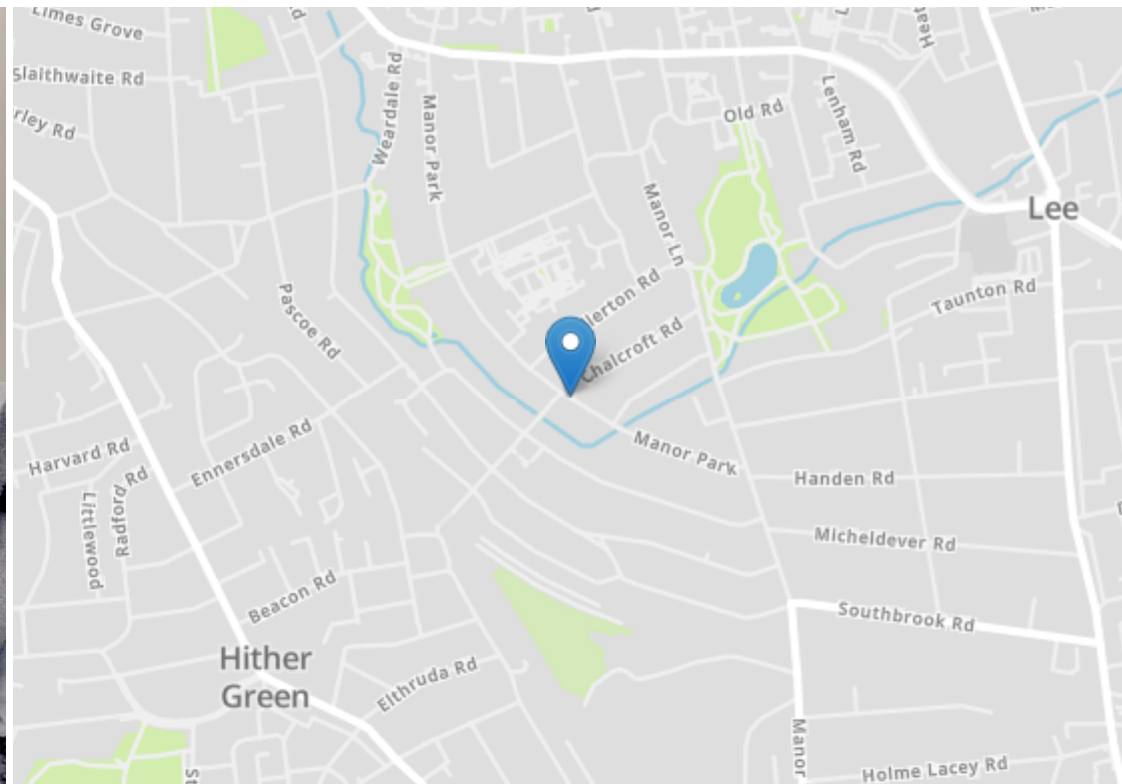
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GROUND FLOOR FLAT
COMMUNAL GARDEN
TOTAL AREA - 374SQFT.

BEAUTIFULLY PRESENTED
0.2 MI FROM HITHER GREEN
STATION





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