

Stanfords

— sales & lettings —



£465,000

2 bedroom flat

Manor Park

Hither Green

Read all about it...

A fabulous two-bedroom flat with a private entrance nestled on Manor Park, one of the most coveted roads in Hither Green. Boasting excellent proximity—just 0.4 miles from Hither Green station and local amenities—plus the nearby allure of Manor House Gardens and Manor Park, this location is unbeatable.

Featuring a spacious Lounge/Kitchen diner with stripped wooden floors and bespoke fitted cabinetry, a large Double Bedroom along with a smaller second bedroom or study area, a modern fitted bathroom, and a roomy hallway with ample storage space. Beyond the lounge, Double doors open to a seating area extending to a large south-west facing communal garden.

Don't miss the chance to see it for yourself—schedule a viewing today!

GROUND FLOOR

Hallway

Stripped wood flooring, Pendant light fixture, Radiator, Storage cupboard.

Lounge/Kitchen Diner

6.62m x 4.30m (21' 9" x 14' 1")

Lounge Area

Stripped wooden floor, Decorative fireplace, Double glazed door leading to communal garden, Pendant light fixture, Radiator, Alcove units.

Kitchen Area

Base level units with compact laminate worktops, Inset ceramic sink with mixer tap, Gas Hob with extractor hood, Electric oven, Wine cooler, Integrated dishwasher, Under counter fridge & freezer, Plumbing for washing machine, Stripped wooden floor, Breakfast bar with pendant light fittings, inset spotlights, Combi Boiler, Double glazed window to side and rear.

Bedroom

13' 6" x 14' 3" (4.11m x 4.34m)

Pendant light fixture, Fitted carpet, Double glazed sash bay window, Fitted wardrobe.

Bedroom

3.71m x 2.42m (12' 2" x 7' 11")

Pendant light fixture, Fitted carpet, Double glazed bay window, Radiator

Bathroom

6.62m x 4.30m (21' 9" x 14' 1")

Combined Bath/Shower, Tiled walls around Shower, Single drain sink with mixer tap

OUTSIDE

Communal Garden

Shingle seating area leading to a large lawn space.



Ground Floor

Total Area: 67.5 m² ... 726 ft² (excluding garden)

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@stanfordestates.london to arrange a viewing or request further information

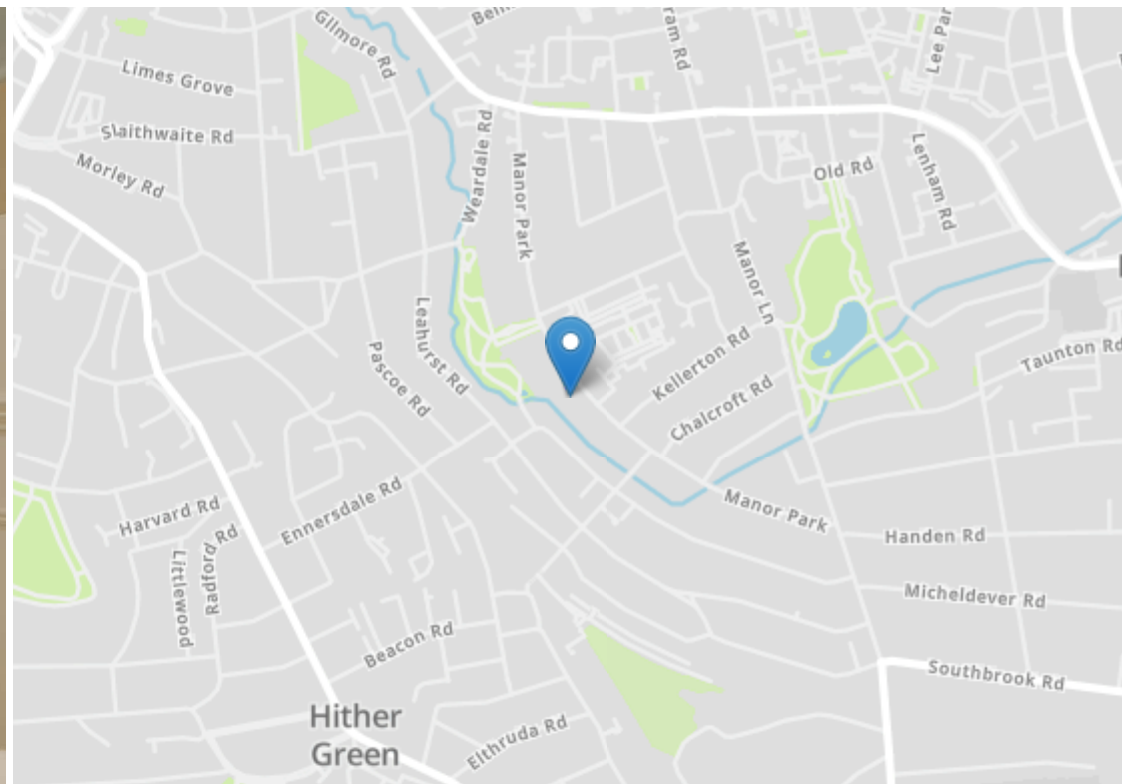
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SOUGHT AFTER LOCATION
COMMUNAL GARDEN
OPEN-PLAN LOUNGE/KITCHEN DINER

0.3 MI FROM HITHER GREEN
STATION
PRIVATE ENTRANCE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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