

Stanfords  
— sales & lettings —



**£325,000**

1 bedroom flat

Manor Park  
Hither Green

## Read all about it...

A fantastic one-bedroom flat located on Manor Park, a sought-after residential street in the heart of Hither Green ideally situated for friendly local shops, cafes and pubs, great transport links and just moments away from the green open spaces of Manor House Gardens and Manor Park.

Set on the first floor of a period conversion and boasting a mixture of beautiful period features and modern fittings, this property consists of a bright lounge and separate kitchen, a good-sized double bedroom and a shower room, with handy built-in storage. Outside this property also benefits from access to a large communal garden, with plenty of space for residents to make the most of.

**Tenure:** Share of Freehold (961 years remaining on lease) | **Service Charge:** £80pm | **Ground Rent:** N/A | **Council Tax:** Lewisham Band B

### FIRST FLOOR

#### Lounge

14' 1" x 10' 1" (4.29m x 3.07m)

Sash window, pendant ceiling light, fireplace, radiator, engineered wood flooring.

#### Kitchen

8' 1" x 7' 3" (2.46m x 2.21m)

Sash window, ceiling light, fitted kitchen units, sink with mixer tap and drainer, oven with grill and electric hob, extractor hood, plumbing for washing machine, vinyl flooring.

#### Bedroom

14' 3" x 9' 1" (4.34m x 2.77m)

Sash window, ceiling light, fireplace, radiator, engineered wood flooring.

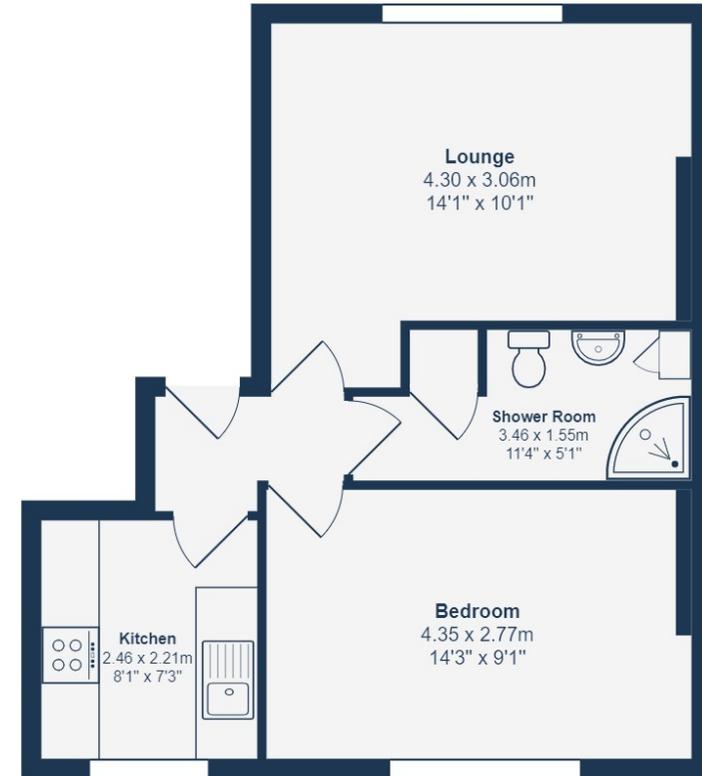
#### Shower Room

11' 4" x 5' 1" (3.45m x 1.55m)

Ceiling light, walk-in shower, pedestal washbasin, WC, heated towel rail, combi boiler, vinyl flooring.

### OUTSIDE

#### Communal Garden



### First Floor

Total Area: 39.9 m<sup>2</sup> ... 430 ft<sup>2</sup>

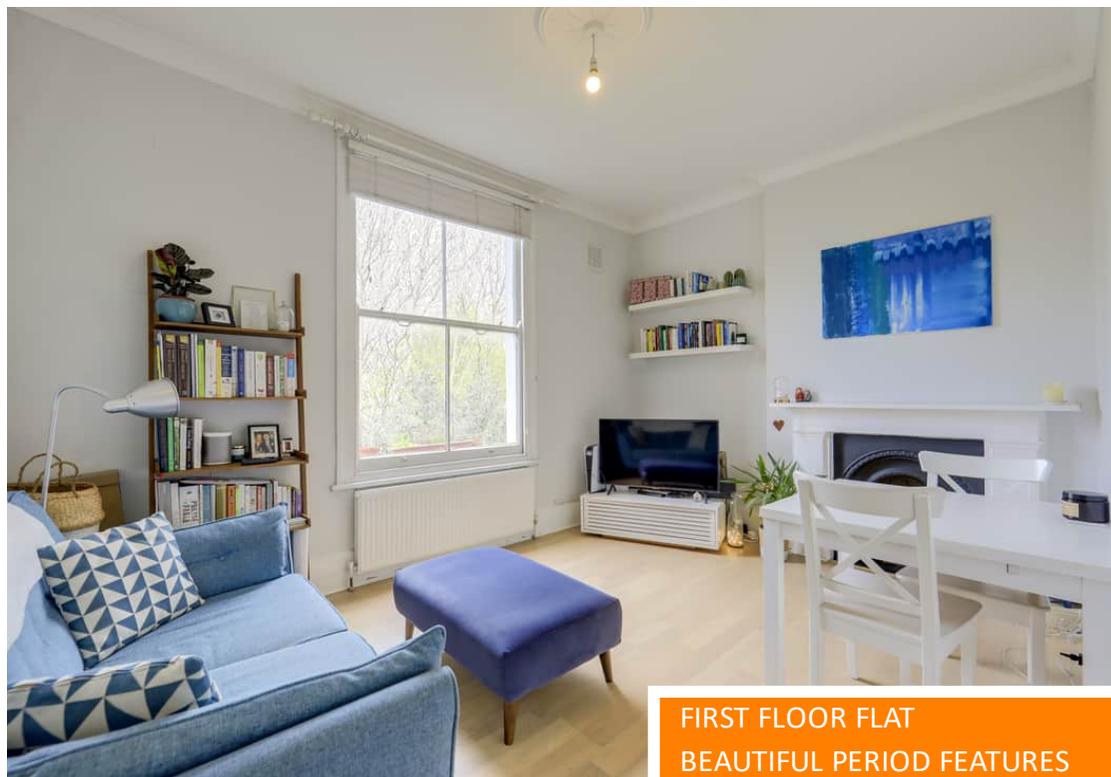
Drawn for Stanfords Sales & Lettings

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?

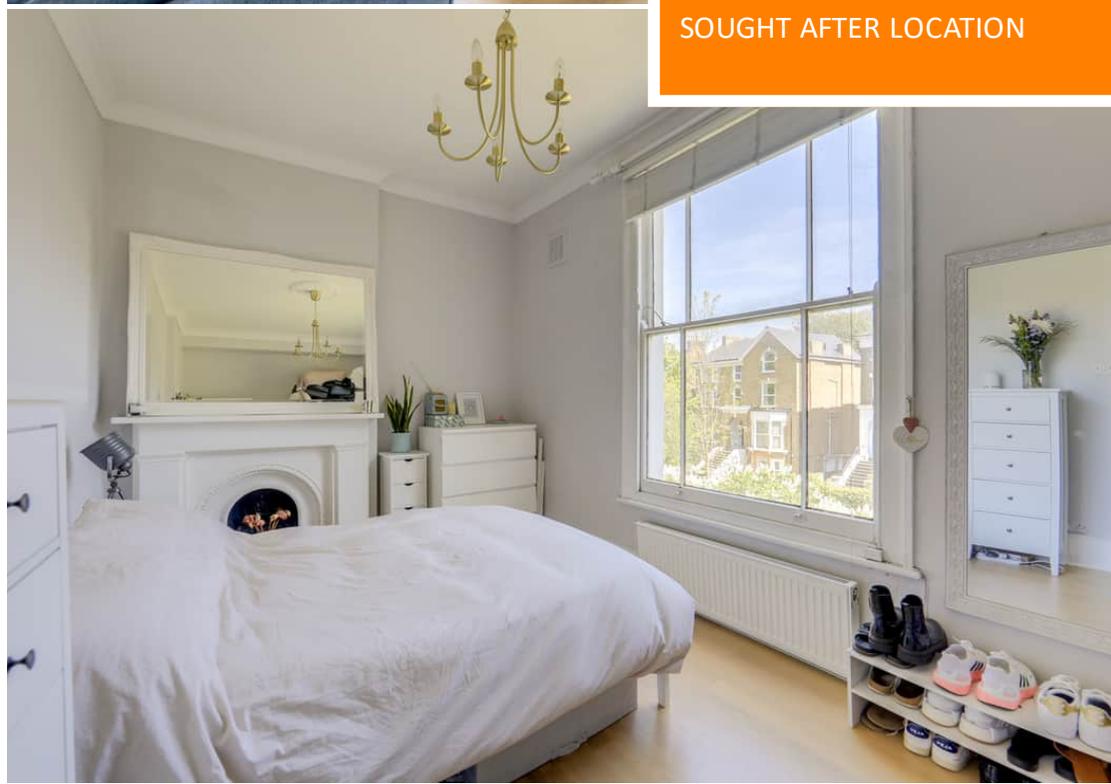
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

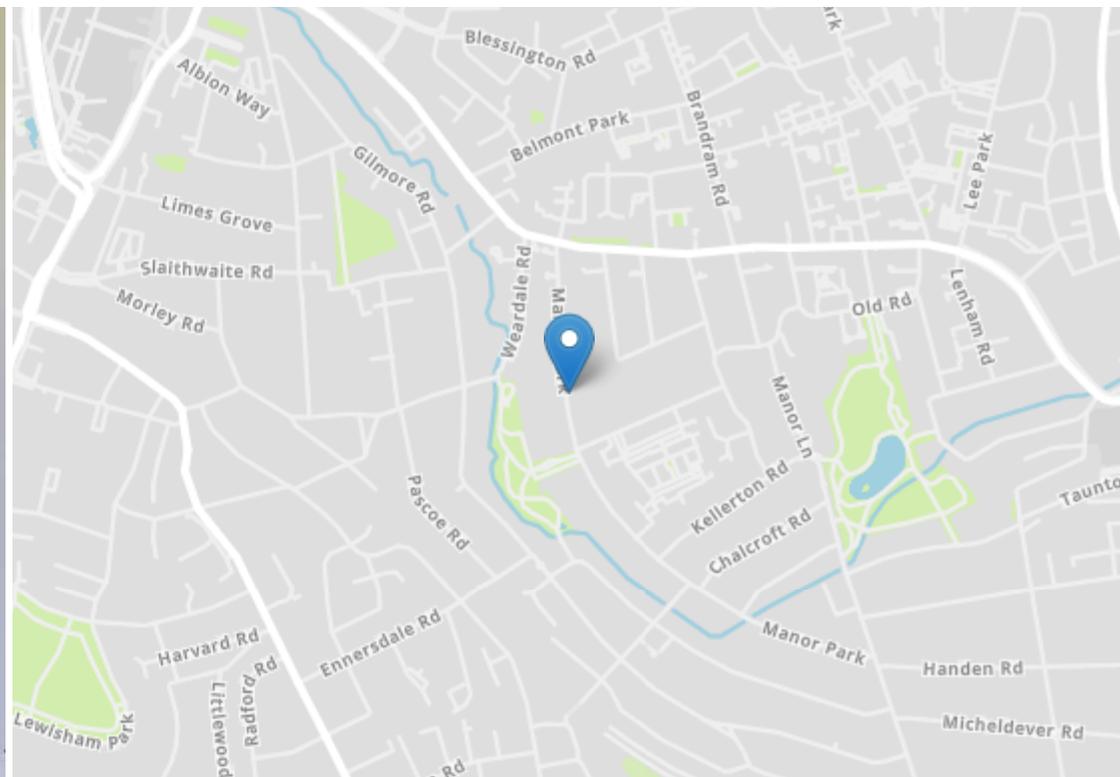
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FIRST FLOOR FLAT  
BEAUTIFUL PERIOD FEATURES  
SOUGHT AFTER LOCATION

SHARE OF FREEHOLD  
LARGE COMMUNAL GARDEN  
CLOSE TO HITHER GREEN  
STATION





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>		78
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(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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