

Stanfords
— sales & lettings —



£515,000
3 bedroom flat

Manor Lane
Lee

Read all about it...

This bright and spacious three-bedroom flat is ideally located on Manor Lane, a sought-after road in Lee, just 0.4 mi from Hither Green Station, providing a range of commuter services to Central London. Locally the property benefits from being in close proximity to popular shops, restaurants and cafes, good schools and the beautiful open spaces of Manor House Gardens.

Set on the first floor of an end-of-terrace period conversion and beautifully presented throughout, the flat consists of a large lounge and separate kitchen with space for dining, two double bedrooms along with a third single, a family bathroom and loft access for storage. Outside this property also benefits from a private rear garden.

FIRST FLOOR

Lounge

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

Sash bay windows, pendant ceiling light, fireplace, radiator, fitted carpet.

Kitchen

10' 8" x 10' 0" (3.25m x 3.05m)

Sash windows, ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, combi boiler, lino flooring.

Bedroom

13' 2" x 11' 6" (4.01m x 3.51m)

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

Bedroom

11' 10" x 9' 10" (3.61m x 3.00m)

Sash window, pendant ceiling light, storage cupboard, radiator, fitted carpet,

Bedroom

9' 10" x 6' 4" (3.00m x 1.93m)

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

Bathroom

10' 0" x 7' 11" (3.05m x 2.41m)

Sash window, ceiling spotlights, bathtub with shower and screen, wash basin on vanity unit, WC, heated towel rail, extractor fan, tiled flooring.

OUTSIDE

Garden

Private garden with off-street and direct access from flat.



Total Area: 87.7 m² ... 944 ft² (excluding garden)

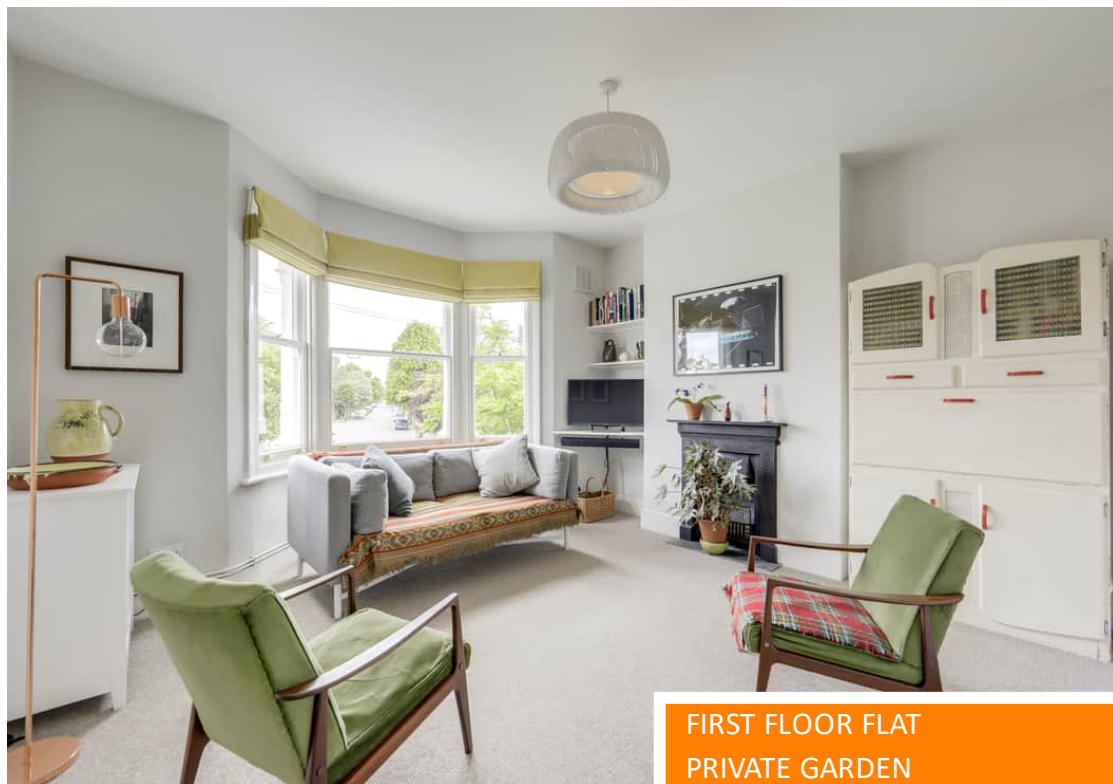
Drawn for Stanfords Sales & Lettings

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

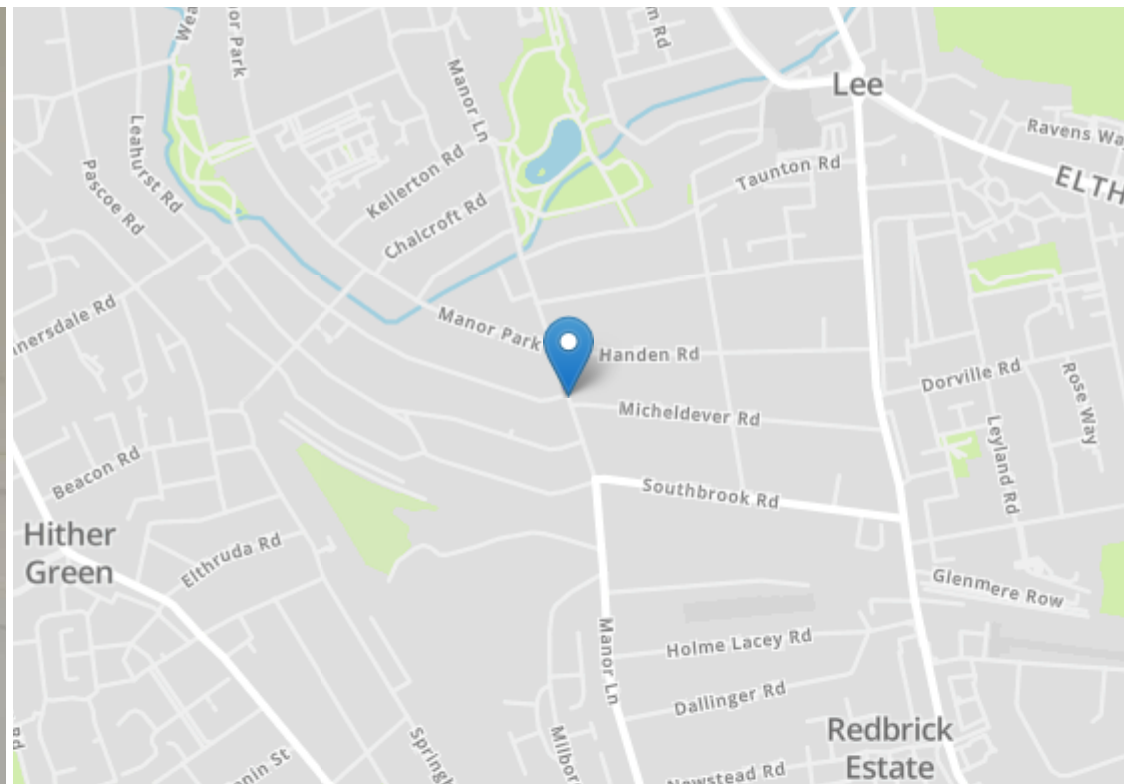
www.stanfordstates.london



FIRST FLOOR FLAT
PRIVATE GARDEN
GOOD TRANSPORT LINKS

FANTASTIC CONDITION
THROUGHOUT
LOFT ACCESS FOR STORAGE
TOTAL AREA - 944SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.