

Stanfords

— sales & lettings —



£500,000

2 bedroom flat

Manor Park
Hither Green

Read all about it...

A fantastic two-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.

This property has undergone a complete refurbishment by its current owners, resulting in a modern and stylish living space. Set on the ground floor of a large period conversion, internally the flat boasts two spacious double bedrooms, the master benefitting from bespoke fitted wardrobes, and a modern bathroom. To the rear of the property, you are greeted by an open plan lounge and kitchen area, with bi-folding doors which open up to reveal a large south-west facing garden. The private garden features a raised decking area, perfect for alfresco dining and lounging in the sun, as well as a spacious lawn and side access.

Additionally, this flat offers a large basement, providing valuable extra storage space and plumbing for utilities.

GROUND FLOOR

Lounge / Kitchen

19' 1" x 10' 6" (5.82m x 3.20m)

Double-glazed sash windows, bi-folding door to garden, pendant ceiling light, spotlights, fitted kitchen units, sink with mixer tap, integrated fridge/freezer, dishwasher, oven, gas hob and extractor hood, radiator, wood flooring.

Bedroom

11' 7" x 11' 7" (3.53m x 3.53m)

Double-glazed sash bay windows, pendant ceiling light, fitted wardrobes, radiator, wood flooring.

Bedroom

12' 2" x 9' 9" (3.71m x 2.97m)

Double-glazed windows, pendant ceiling light, fitted wardrobe, radiator, wood flooring.

Bathroom

7' 3" x 6' 9" (2.21m x 2.06m)

Double-glazed window, ceiling spotlights, bathtub with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

BASEMENT

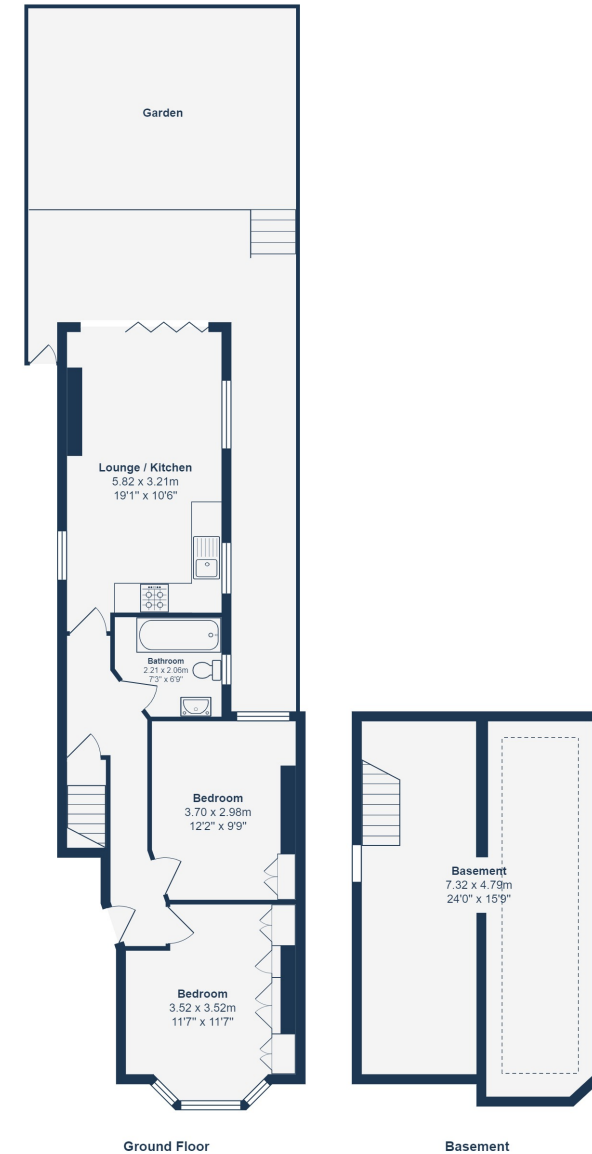
Basement

Ceiling light, plumbing for washing machine.

OUTSIDE

Garden

Raised decking leading to lawn, side access.



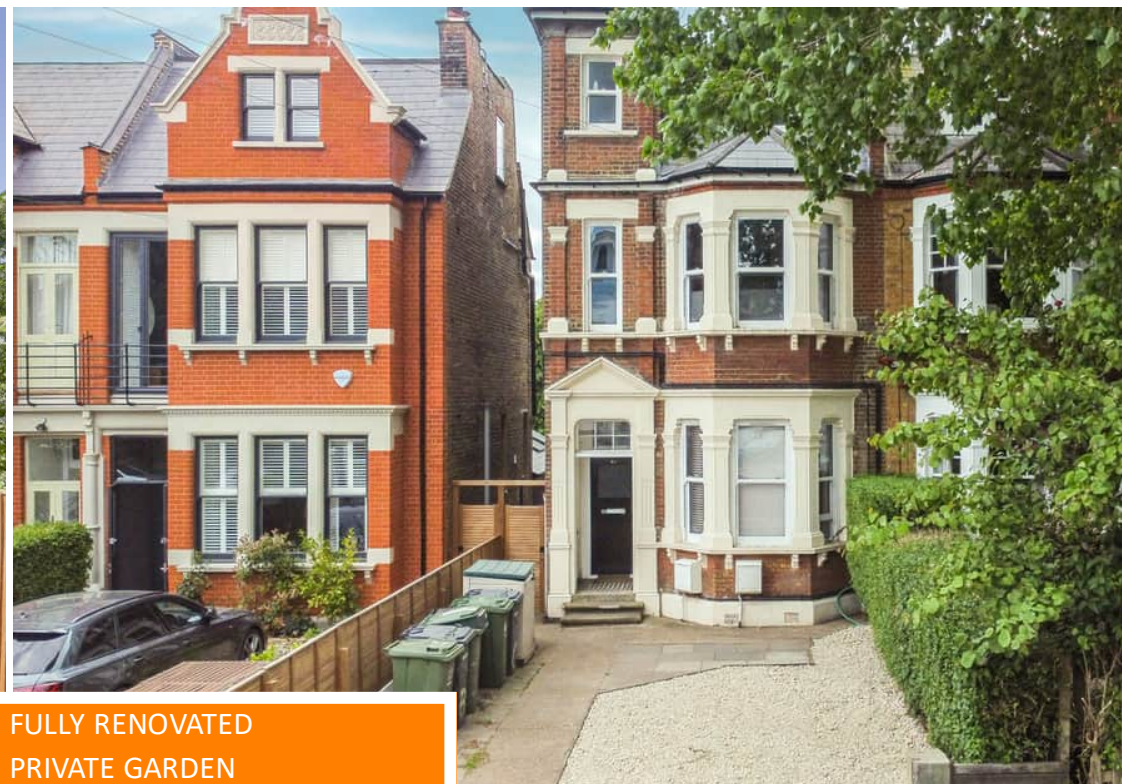
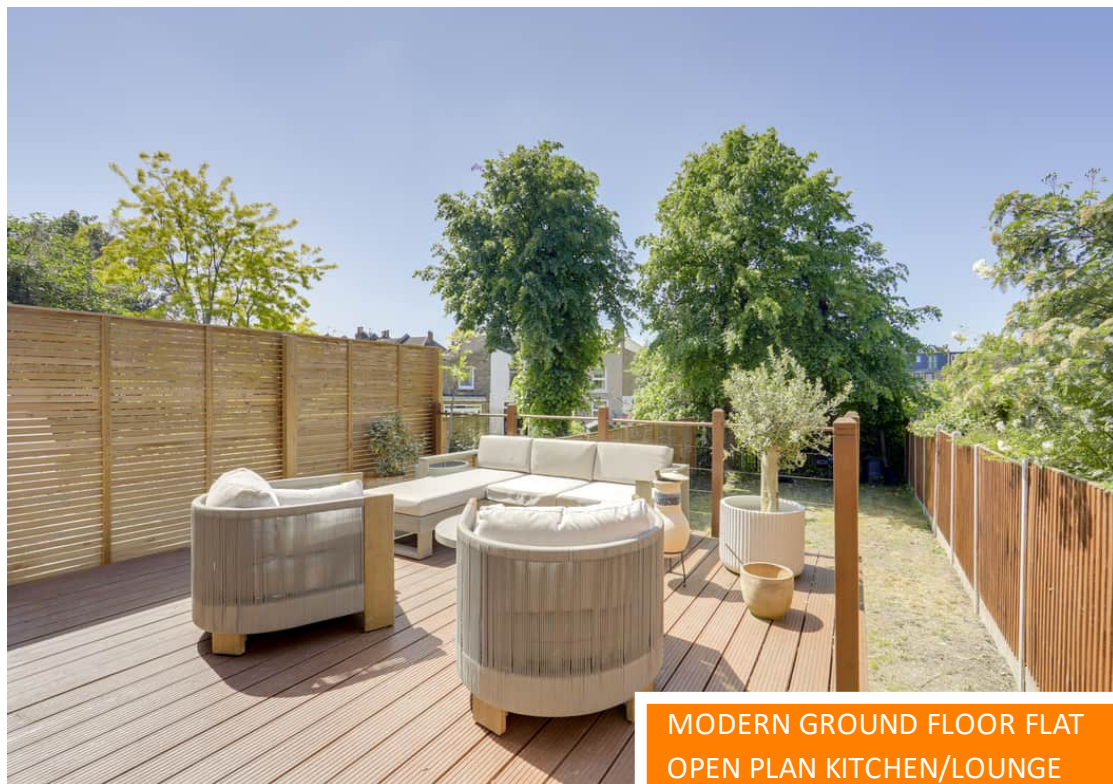
Total Area: 56.4 m² ... 607 ft² (excluding basement & garden)

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?

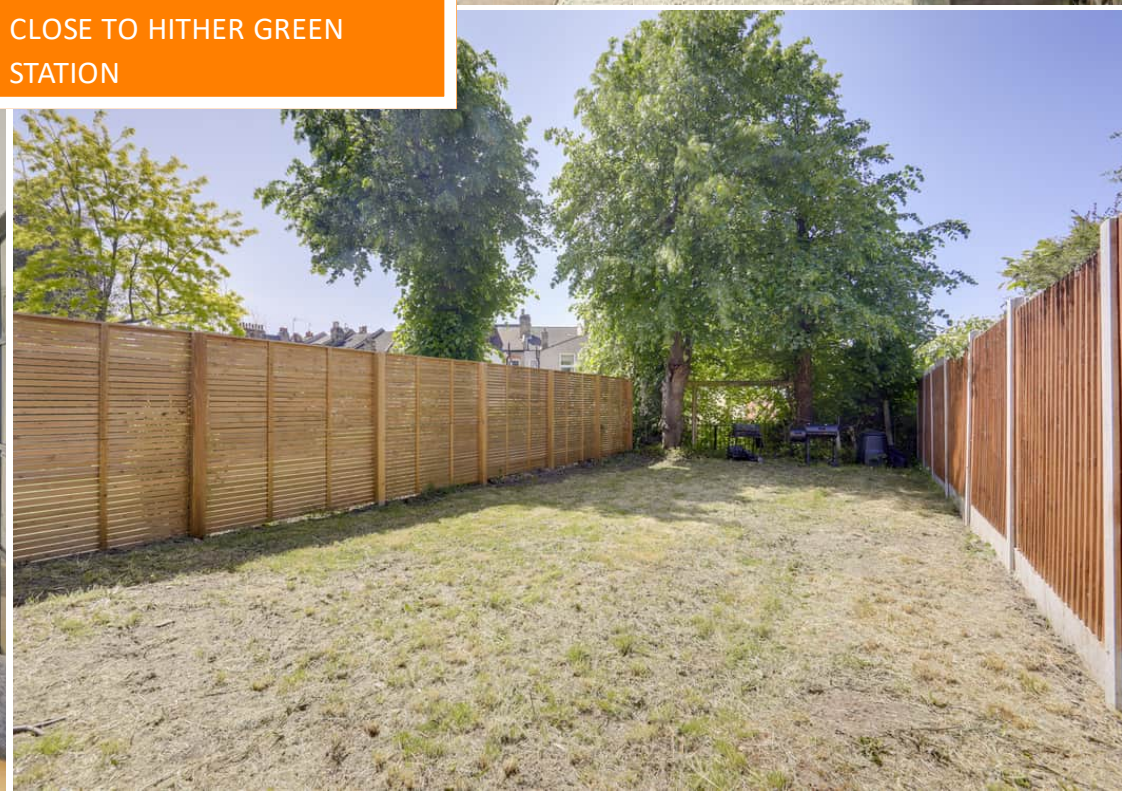
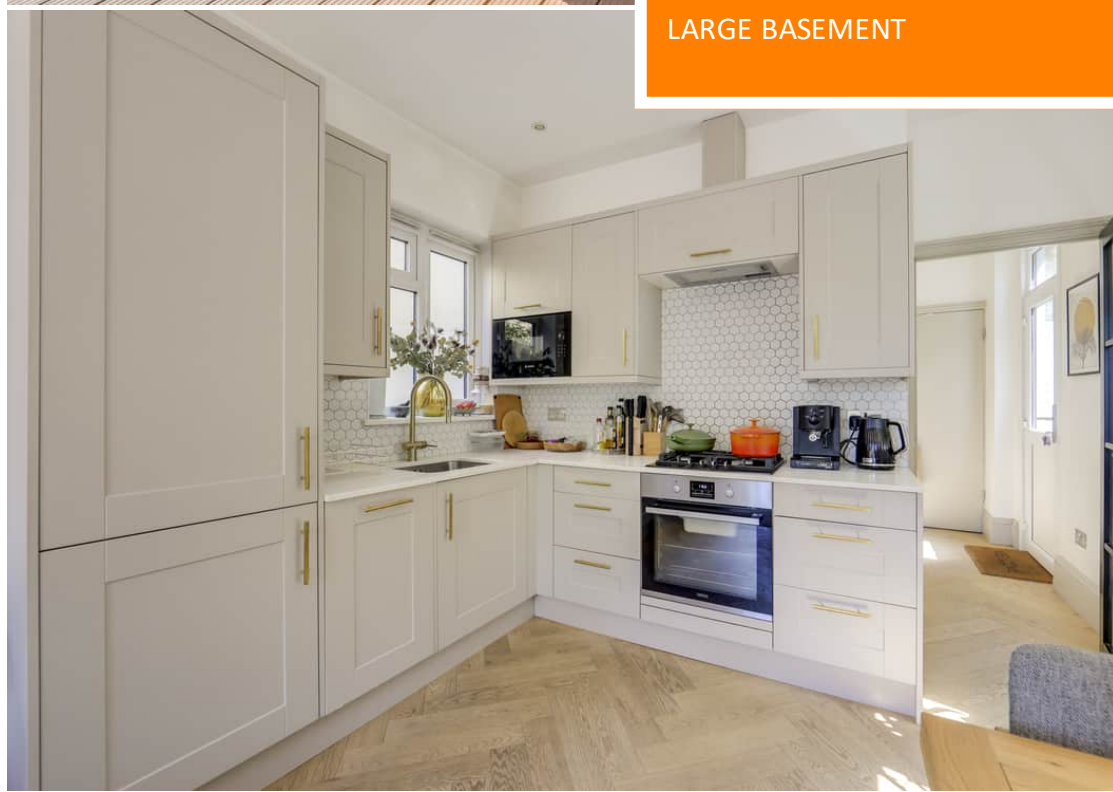
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

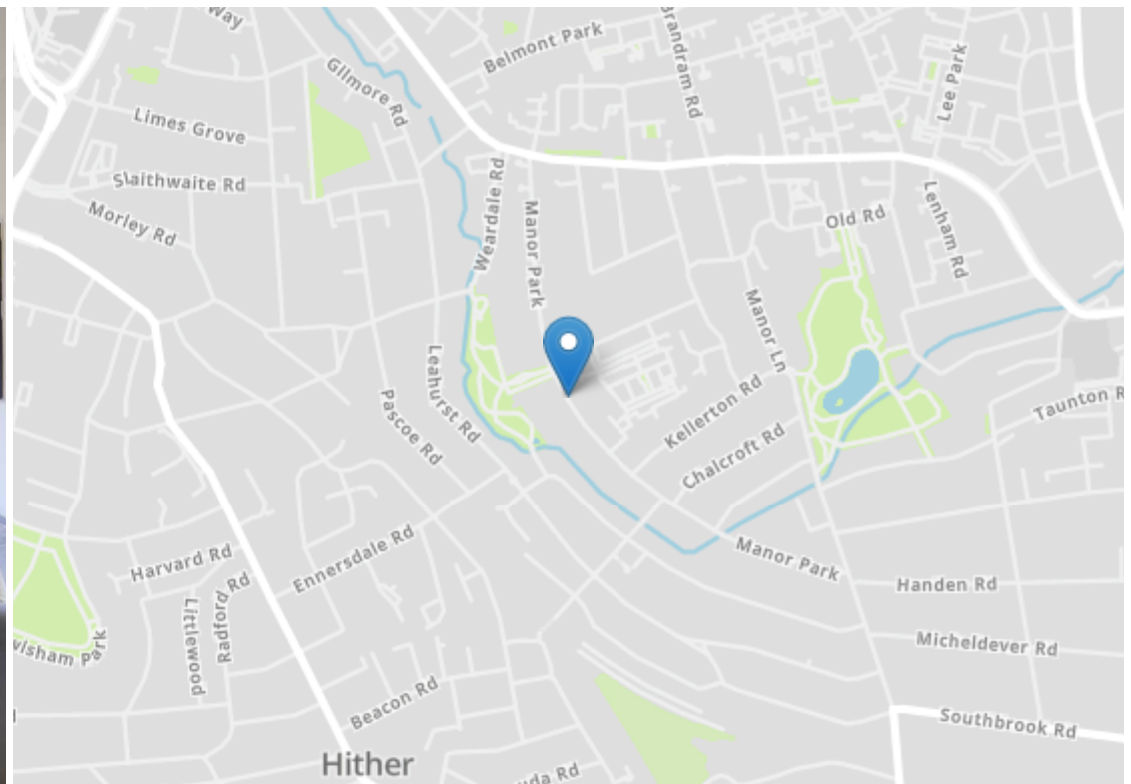
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MODERN GROUND FLOOR FLAT
OPEN PLAN KITCHEN/LOUNGE
LARGE BASEMENT

FULLY RENOVATED
PRIVATE GARDEN
CLOSE TO HITHER GREEN
STATION





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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