

# Stanfords

— sales & lettings —



**Guide Price £575,000**

2 bedroom flat

8, Ashmere House  
Manor Park

## Read all about it...

A beautifully presented, new build, two bed Penthouse located on Manor Park, a sought-after residential street just 0.5 miles from Hither Green Station.

Set back from the road and located on the top floor of an impressive new build, this property consists of a bright and spacious 20'5" lounge/diner with double doors leading onto a private balcony and open plan kitchen. There is also a further double bedrooms one with an ensuite and a high end bathroom. The flat comes with the added benefit of access to shared terrace to the rear which is secluded away, creating a peaceful and tranquil private space for the residents of the building. The property is also share of freehold with over 900 years remaining on the lease and has the benefit of two balconies.

The sellers are also willing to offer a contribution of 5% Developer Deposit Incentive (£28,750). Images are from the show home apartment Flat 7.

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 of Manor House Gardens and Manor Park as well as excellent transport links into the city with Hither Green station 0.5 miles away and Lewisham for the DLR also nearby.

Specification highlights include: Quality Krieder German kitchen, Neff appliances, Lusso Stone boiling water tap, Stone worktops, Carpet to bedrooms, Amtico herringbone flooring elsewhere, Crosswater bathroom fittings and Porcelanosa tiles, Nest smart thermostats and video door entry, Elegant sash windows, Historic style stone and brickwork detail, 10-year ICW build warranty, Energy efficient B rated EPC, External private storage.

Tenure: Share of Freehold | Ground Rent £0 | Service Charge | £900per annum

**PENTHOUSE  
SHARE OF FREEHOLD  
FRONT AND REAR BALCONIES  
HIGH END FINISH**

**2 DOUBLE BEDROOMS  
0.5 MI HITHER GREEN STATION  
5% DEVELOPER DEPOSIT  
INCENTIVE (£28,750)  
TOTAL AREA - 799SQFT.**



**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





## THIRD FLOOR

### Entrance Hall

### Lounge/Diner

20' 5" x 10' 7" (6.22m x 3.23m)

### Kitchen

11' 8" x 9' 9" (3.56m x 2.97m)

### Bedroom

12' 2" x 10' 9" (3.71m x 3.28m)

### Bathroom

9' 1" x 5' 5" (2.77m x 1.65m)

### Bedroom

15' 7" x 11' 8" (4.75m x 3.56m)

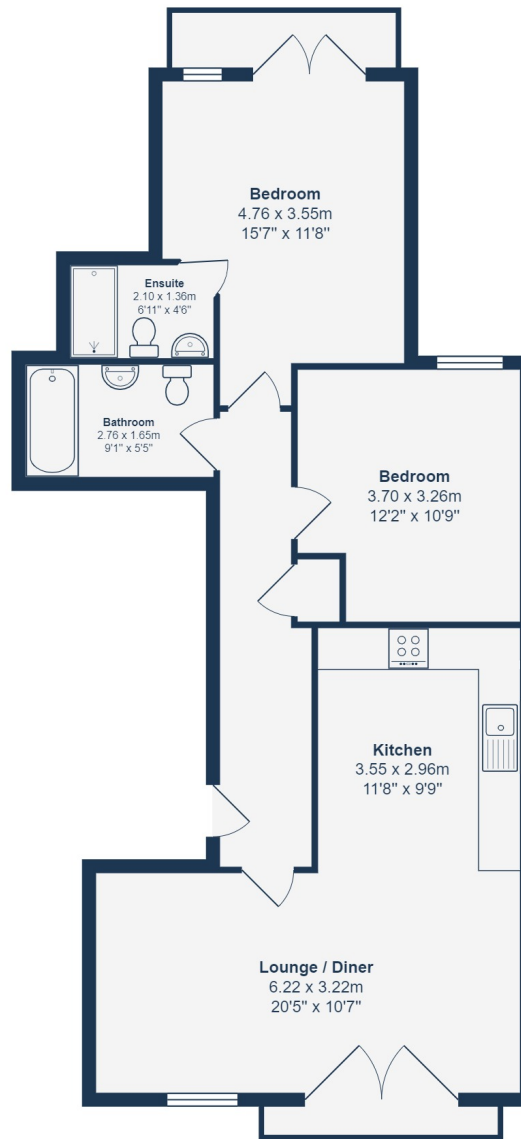
### Ensuite

6' 11" x 4' 6" (2.11m x 1.37m)

## OUTSIDE

### Terrace





**Third Floor**

Total Area: 74.3 m<sup>2</sup> ... 799 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.

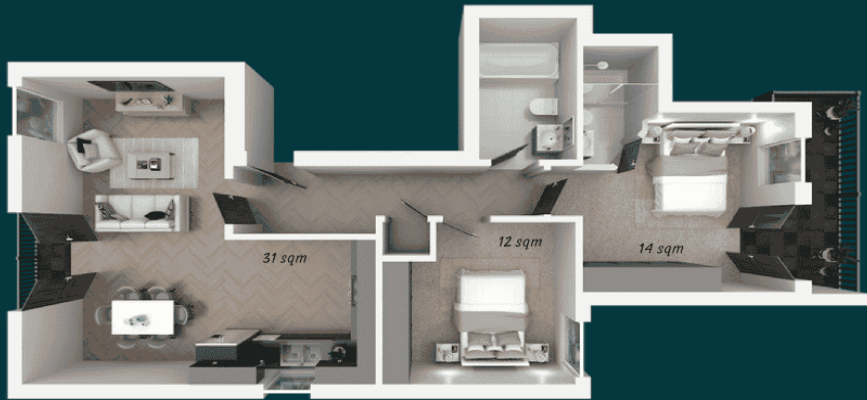






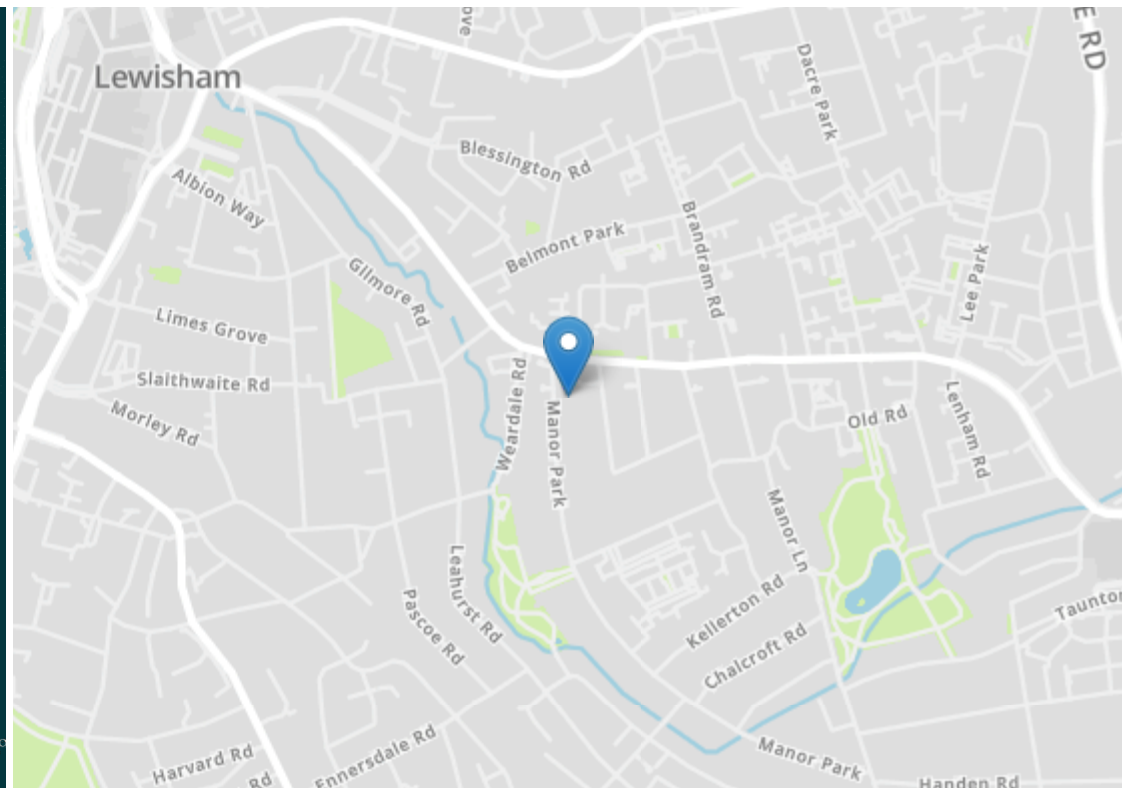
# Flat 8

- 2 DOUBLE BEDROOMS
- TOP FLOOR - HIGHER STANDARD PENTHOUSE FINISH
- VAULTED CEILINGS, LARGE ARCHED WINDOWS, RUSTIC BRICK FEATURE WALL
- STUNNING STONE BALCONY DIRECTLY FROM KITCHEN AND LIVING ROOM
- MASTER BEDROOM WITH LARGE PRIVATE BALCONY



Approx 78sqm / 840 sqft

Image for illustration purpose only, with approximate sizes



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



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