

Stanfords  
— sales & lettings —



**£320,000 Share of Freehold**

1 bedroom flat

Manor Park  
Hither Green



## Read all about it...

Offered to the market with no onward chain, this spacious and light-filled one-bedroom flat is ideally situated on the first floor of a charming period conversion on Manor Park, one of Hither Green's most sought-after residential streets. Just 0.5 miles from Hither Green Station, this location offers excellent commuter services into Central London. The property also benefits from close proximity to a variety of popular independent shops and exciting places to eat and drink, as well as the beautiful open spaces of Manor House Gardens and Manor Park.

Boasting high ceilings throughout, this flat features a large open-plan lounge and kitchen, providing a bright and airy space perfect for relaxation and entertaining, a well-proportioned double bedroom and bathroom. Outside, the property enjoys access to a large east-facing communal garden and off-street parking.

**Tenure:** Share of Freehold (149 years remaining on lease) | **Service Charge:** £25pm | **Ground Rent:** None | **Council Tax:** Lewisham Band C

### FIRST FLOOR

#### Hallway

6' 8" x 6' 5" (2.03m x 1.96m)

Pendant ceiling light, wood flooring.

#### Lounge/Diner/Kitchen

23' 2" x 14' 10" (7.06m x 4.52m)

Sash windows to front, pendant ceiling light, spotlights, radiators, alcove shelving, fitted kitchen units, wood worktop and breakfast bar, sink with mixer tap, integrated dishwasher, washing machine, fridge/freezer, oven, gas hob and extractor hood, combi boiler, wood flooring.

#### Bedroom

15' 1" x 12' 4" (4.60m x 3.76m)

Double glazed windows to rear, pendant ceiling light, radiator, fitted carpet.

#### Bathroom

Obscured windows, spotlights, bathtub with shower and screen, pedestal washbasin, WC, extractor fan, wood flooring.



First Floor

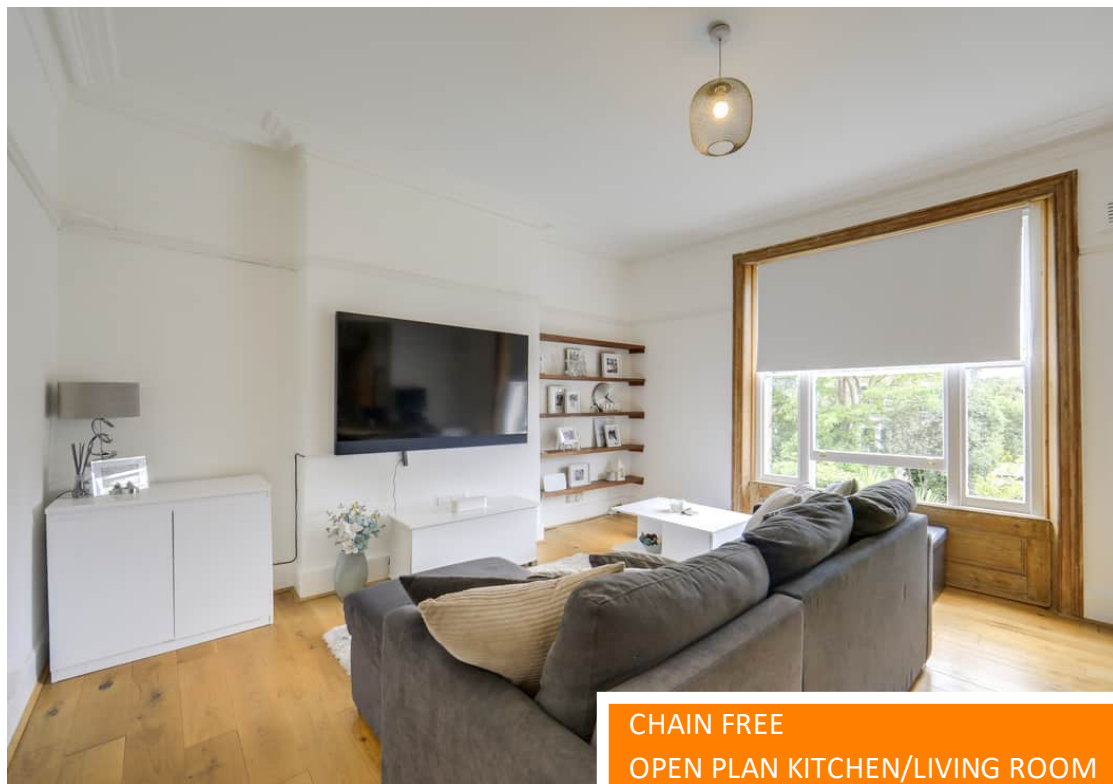
Total Area: 53.7 m<sup>2</sup> ... 578 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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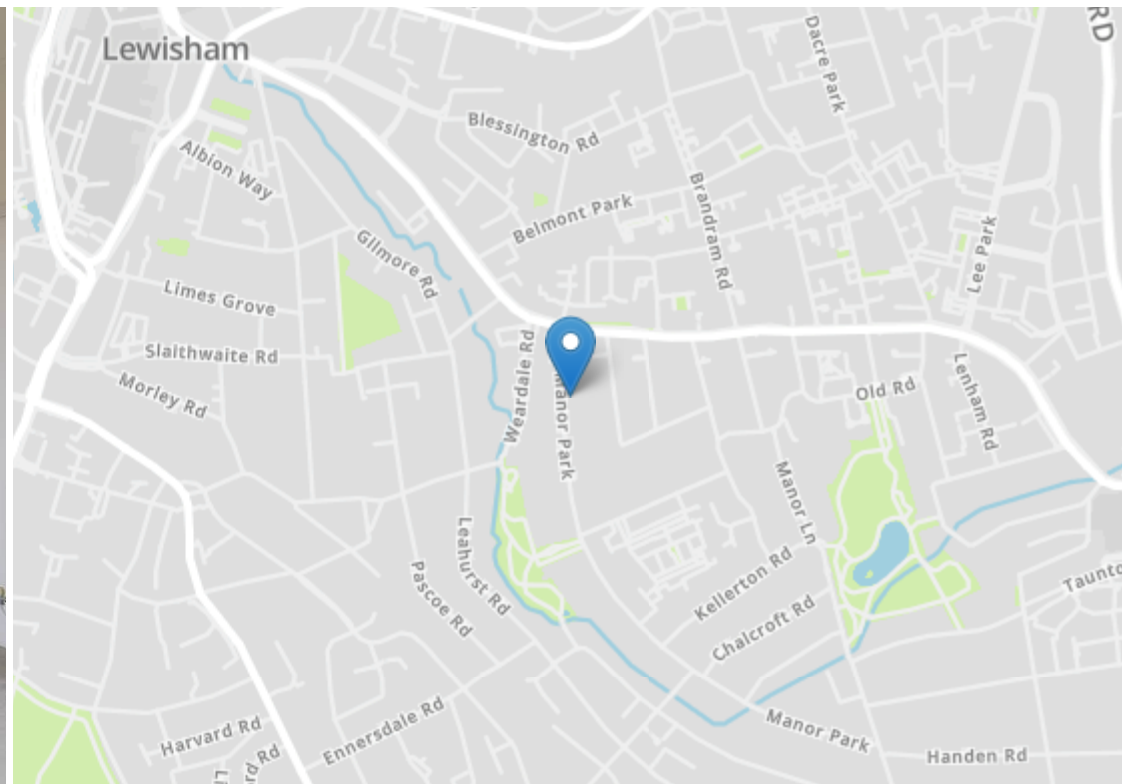


CHAIN FREE  
OPEN PLAN KITCHEN/LIVING ROOM  
0.5 MI TO HITHER GREEN STATION

FIRST FLOOR FLAT  
COMMUNAL GARDEN AND  
PARKING  
TOTAL AREA - 578SQFT.







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>		76
(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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