

Stanfords

— sales & lettings —



£465,000

2 bedroom flat

Manor Park
Hither Green

Read all about it...

Offer to the market with no onward chain - this fantastic two-bedroom flat is ideally situated just moments away from Hither Green Station, offering a range of commuter services into Central London including London Bridge in 10 minutes, and in close proximity to friendly local shops, cafes and pubs.

Set on the ground floor of a large period conversion this flat benefits from its own private entrance and direct access to a well-maintained communal garden. Internally the property comprises two good-sized bedrooms, a bright and spacious lounge and a modern kitchen and bathroom.



**CHAIN FREE
GROUND FLOOR FLAT
TOTAL AREA - 692SQFT.**

**WELL PRESENTED THROUGHOUT
COMMUNAL GARDEN
CLOSE TO HITHER GREEN
STATION**

Like what you see?

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



GROUND FLOOR

Lounge

16' 9" x 12' 2" (5.11m x 3.71m)

Sash windows, plantation shutters, pendant ceiling light, radiator, wood flooring.

Kitchen

13' 2" x 8' 2" (4.01m x 2.49m)

Double-glazed windows and French doors to the garden, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, combi boiler, radiator, tiled flooring.

Bedroom

16' 2" x 10' 9" (4.93m x 3.28m)

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

Bedroom

11' 9" x 8' 1" (3.58m x 2.46m)

Single-glazed windows, pendant ceiling light, radiator, fitted carpet.

Bathroom

9' 0" x 4' 8" (2.74m x 1.42m)

Sash window, ceiling light, walk-in shower with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, lino flooring.

OUTSIDE

Communal Garden



Ground Floor

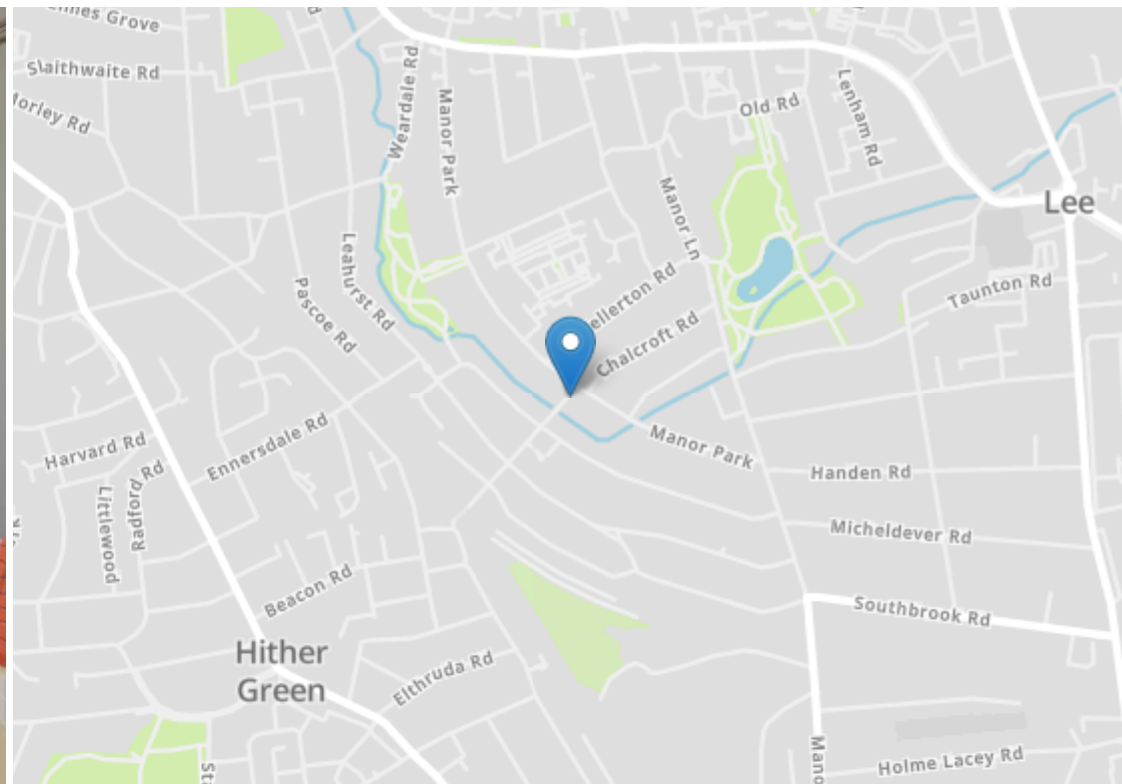
Total Area: 64.3 m² ... 692 ft²

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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