

# Stanfords

— sales & lettings —



**£415,000**

2 bedroom flat

Manor Park  
Hither Green

## Read all about it...

A fantastic two-bedroom flat, benefitting from a Share of the Freehold and no onward chain. Ideally located on Manor Park, one of Hither Greens' most sought-after roads, the property is in close proximity to a variety of local independent shops, cafes and restaurants and just a stone's throw away from the popular Manor House Gardens, with green open spaces, tennis courts and a cafe - perfect for enjoying those warm summer days. Hither Green Station is just 0.3miles away, providing a range of commuter services into Central London.

Internally the property has been newly decorated and is well presented throughout. Set on the first floor of a victorian conversion, the flat consists of a bright and airy lounge/diner that is open to a modern fitted kitchen. There are two good size bedrooms, a shower room and storage in the hallway. Further benefits include sole ownership of the front garden and a large loft space.

### FIRST FLOOR

#### Lounge/Diner

14' 7" x 13' 7" (4.45m x 4.14m)

Double glazed sash windows, pendant ceiling light, fireplace, column radiators, laminate wood flooring.

#### Kitchen

8' 8" x 7' 10" (2.64m x 2.39m)

Double glazed sash window, pendant ceiling light, fitted kitchen units, sink with mixer tap, integrated fridge/freezer, dishwasher, washing machine, oven, gas hob and extractor hood, laminate wood flooring.

#### Bedroom

13' 4" x 8' 5" (4.06m x 2.57m)

Sash window, pendant ceiling light, cast iron fireplace, radiator, fitted carpet.

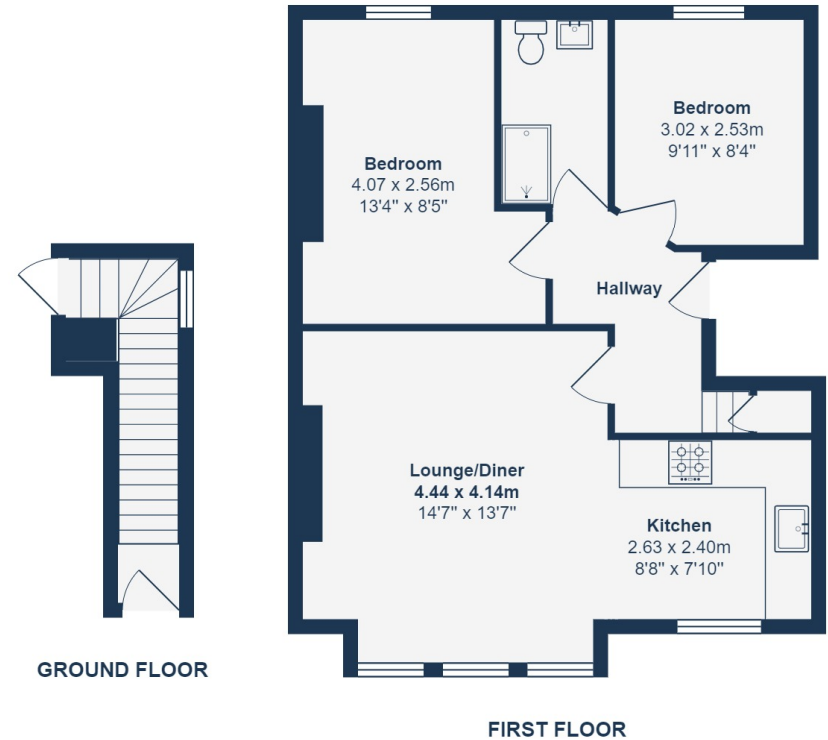
#### Bedroom

9' 11" x 8' 4" (3.02m x 2.54m)

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

#### Shower Room

Obscured single glazed window, walk-in shower, pedestal washbasin, WC heated towel rail.



Total Area: 58.2 m<sup>2</sup> ... 626 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.

Like what you see?

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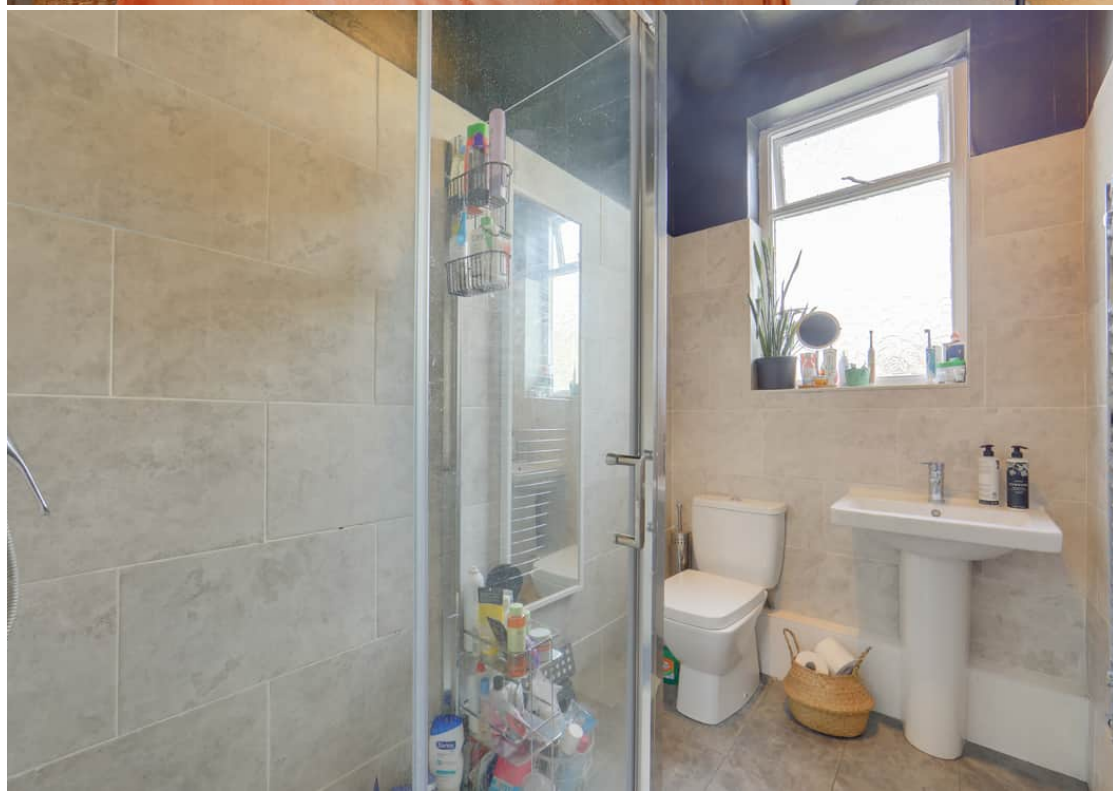
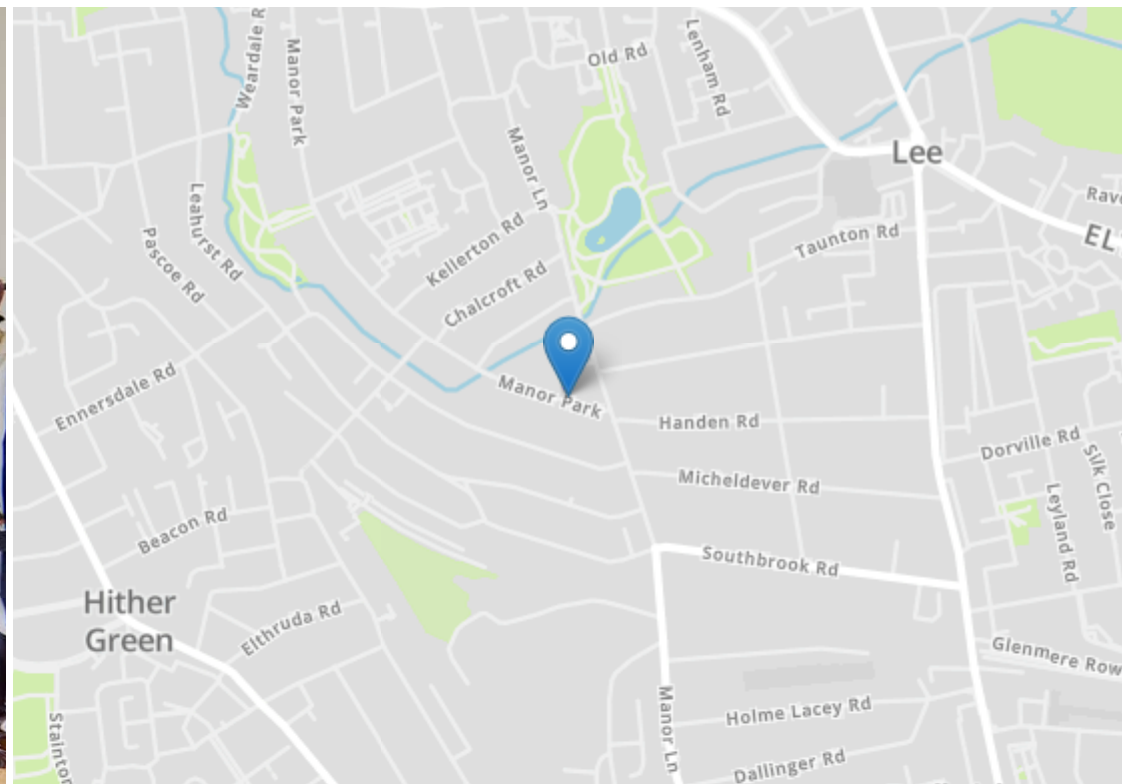


SOUGHT-AFTER LOCATION  
SHARE OF FREEHOLD  
TOTAL AREA - 626SQFT.



PERIOD CONVERSION  
OPEN PLAN KITCHEN/LIVING  
ROOM  
0.3MI FROM HITHER GREEN  
STATION





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>		75
(55-68)	<b>D</b>	64	
(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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