



Guide Price £450,000 Share of Freehold
2 bedroom ground floor flat

Manor Park
Hither Green

Read all about it...

A bright and well-presented two-bedroom flat, perfectly situated on the ground floor of a charming period conversion. Boasting its own private entrance, and off-street parking.

Inside, the welcoming entrance hall, which includes a handy utility cupboard, leads to a spacious living room with ample space for dining and large sash bay windows that flood the room with natural light. The property also boasts a galley kitchen, two well-proportioned bedrooms, and a modern bathroom.

Situated on Manor Park, a tree-lined residential street in the heart of Hither Green, this property benefits from an ideal location. It's within walking distance of Hither Green Station, providing excellent transport links, and a variety of local shops and delightful places to eat and drink. Additionally, the beautiful open spaces of Manor House Gardens and Manor Park are just a stone's throw away.

Tenure: Share of Freehold (988 years remaining on lease) | **Service Charge:** £25pm | **Ground Rent:** N/A | **Council Tax:** Lewisham band C

GROUND FLOOR

Living Room

14' 11" x 13' 9" (4.55m x 4.19m)

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

Kitchen

14' 0" x 6' 1" (4.27m x 1.85m)

Double-glazed window, ceiling lights, fitted kitchen units, 1.5 bowl stainless steel sink with mixer tap and drainer, plumbing for dishwasher, oven, grill and gas hob, combi boiler, vinyl flooring.

Bedroom

13' 11" x 9' 0" (4.24m x 2.74m)

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

Bedroom

14' 2" x 7' 10" (4.32m x 2.39m)

Double-glazed windows, pendant ceiling lights, storage cupboard, radiator, wood flooring.

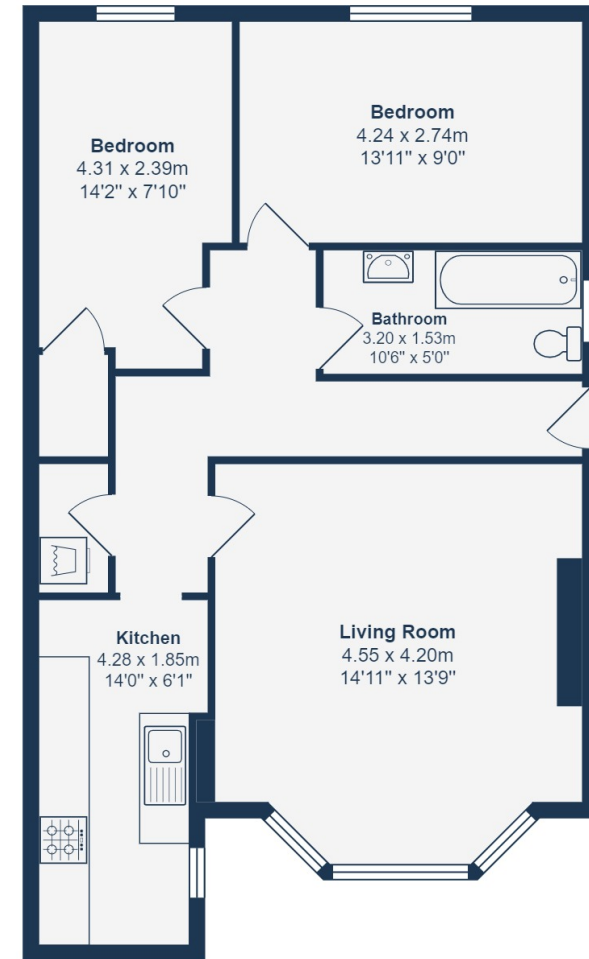
Bathroom

10' 6" x 5' 0" (3.20m x 1.52m)

Double-glazed windows, ceiling lights, bathtub with shower, washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Communal Garden



Ground Floor

Total Area: 70.4 m² ... 758 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.

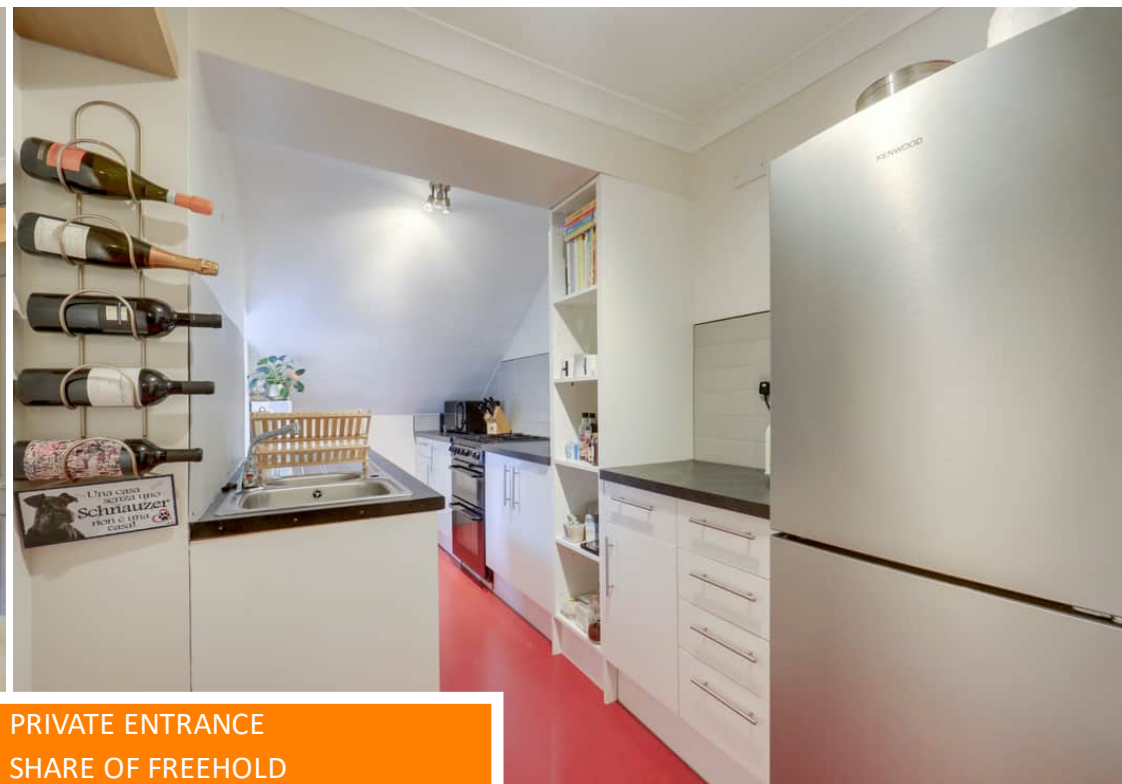
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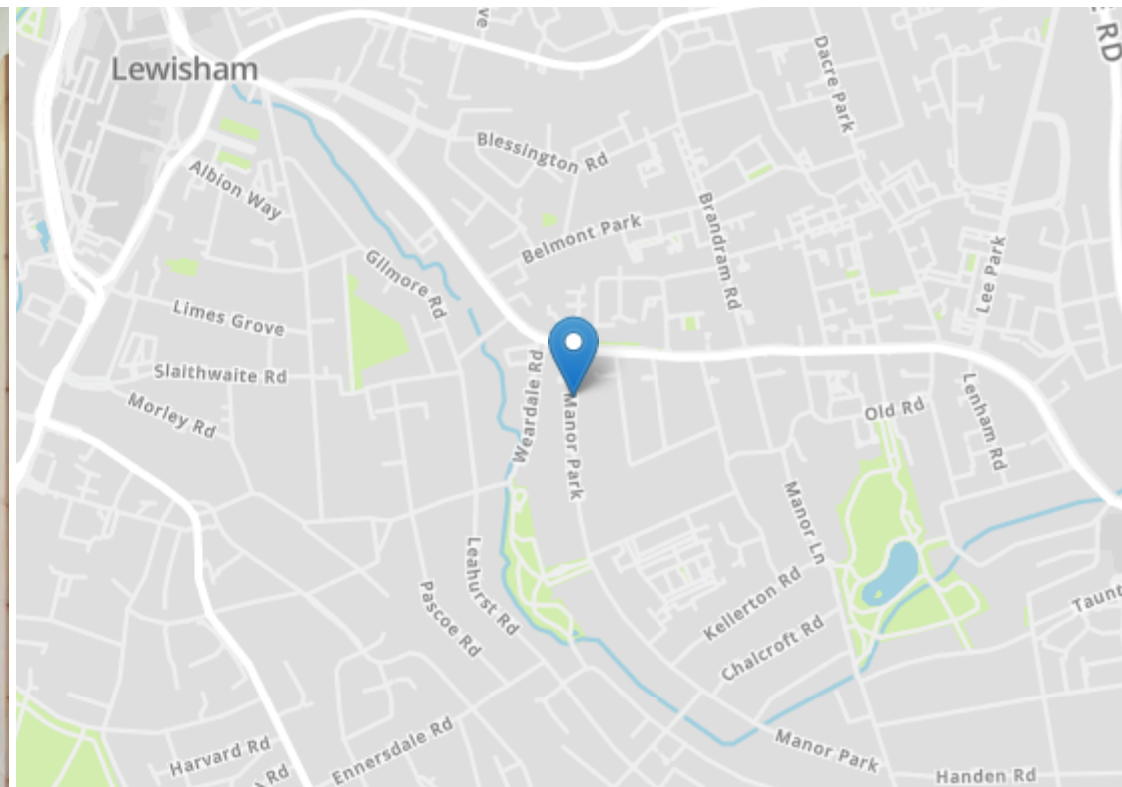


GROUND FLOOR FLAT
APPROX 758SQFT.
COMMUNAL GARDEN AND PARKING



PRIVATE ENTRANCE
SHARE OF FREEHOLD
0.5MI FROM HITHER GREEN
STATION





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(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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