



**£475,000**  
2 bedroom flat

Manor Park  
Hither Green

# Read all about it...

A beautifully presented two-bedroom flat on Manor Park, a sought-after residential street just 0.5 miles from Hither Green Station, benefitting from its own private entrance and garden.

Set back from the road and on the lower ground floor of a period conversion, this property consists of a bright and spacious open-plan kitchen and living room with double doors leading out to the private rear garden, a modern bathroom suite and two generously sized bedrooms - the second utilised as a home office/study by the current owners. The flat benefits from being set back off the road and the garden is secluded from any overlooking properties creating a peaceful and private space.

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 on Manor House Gardens and Manor Park.

**Tenure:** Share of Freehold | **Service Charge:** £85pm | **Council Tax:** Lewisham Band C

## GROUND FLOOR

### Kitchen / Reception Room

19' 9" x 15' 9" (6.02m x 4.80m)

Double-glazed windows and doors to garden, ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated fridge/freezer, dishwasher, ovens, gas hob and extractor hood, radiator, wood flooring.

### Bedroom

12' 11" x 10' 4" (3.94m x 3.15m)

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

### Bedroom

13' 7" x 10' 9" (4.14m x 3.28m)

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

### Bathroom

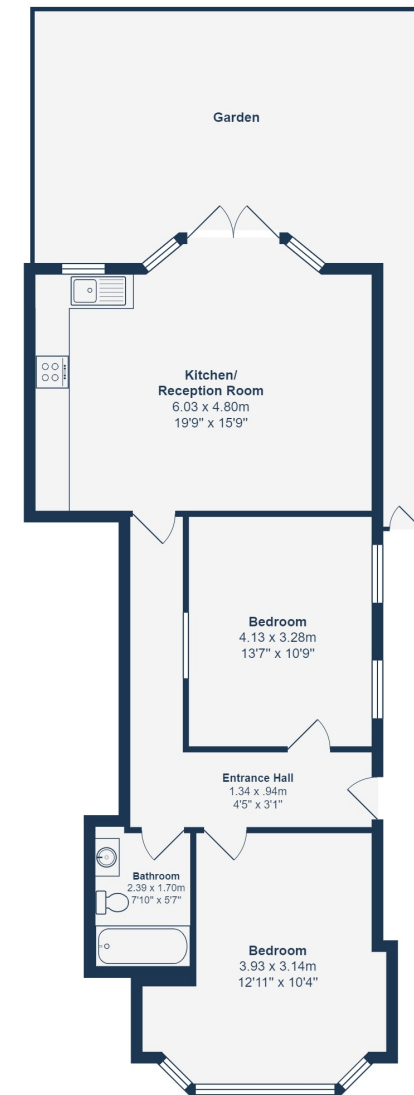
7' 10" x 5' 7" (2.39m x 1.70m)

Ceiling lights, bathtub with overhead and handheld showers and screen, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

## OUTSIDE

### Garden

Private garden wth side access.



### Lower Ground Floor

Total Area: 72.6 m<sup>2</sup> ... 782 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

Like what you see?

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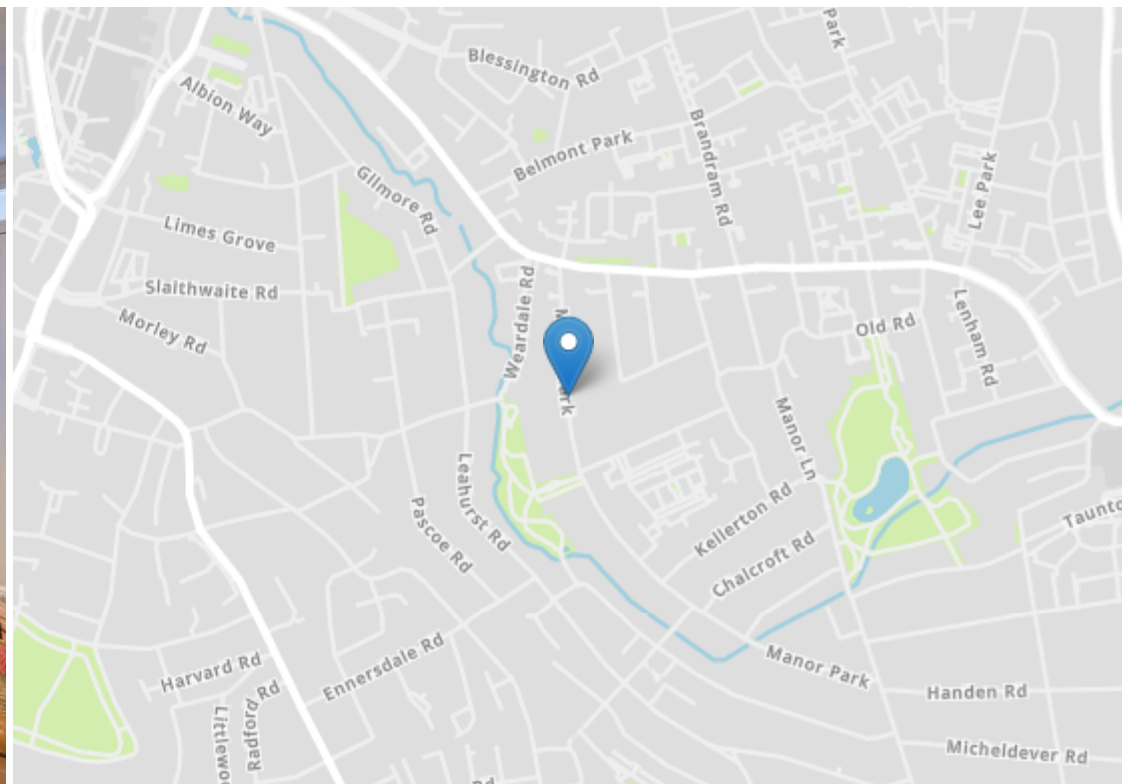
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OPEN PLAN KITCHEN/LIVING ROOM  
PRIVATE GARDEN  
0.5 MI TO HITHER GREEN STATION

TWO DOUBLE BEDROOMS  
DESIRABLE LOCATION  
TOTAL AREA - 782SQFT.





### 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>	71	76
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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