

Stanfords
— sales & lettings —



£375,000 Leasehold

1 bedroom flat

Manor Mount

Forest Hill

Read all about it...

Located on one of Forest Hill's most sought-after roads, this lovely, one-bedroom, first-floor flat is part of a converted Victorian building. The property, situated towards the top of Manor Mount, is within a short walking distance of Forest Hill station, local shops and restaurants, and green spaces such as the Horniman Gardens.

The well-maintained flat spans over 50 square meters and comprises a spacious, open-plan kitchen/reception room with large, double-glazed sash windows letting in an abundance of natural light, a bright double bedroom that comfortably fits a king-size bed, a bathroom with a three-piece white suite, and a hallway with two large storage cupboards. The property also benefits from access to and views over the large communal garden at the rear, which is beautifully maintained.

Tenure: Leasehold (113 years remaining) | **Service Charge:** £156pm | **Ground Rent:** £250pa

FIRST FLOOR

Hallway

4.80m x 0.96m (15' 9" x 3' 2")

Pendant ceiling light, storage cupboards, fitted carpet.

Lounge/Diner

6.28m x 3.60m (20' 7" x 11' 10")

Spotlights, double-glazed windows, radiator, fitted carpet.

Kitchen

3.18m x 2.00m (10' 5" x 6' 7")

Spotlights, double-glazed sash window, electric oven & hob, stainless steel sink with drainer,

lamine top surfaces, integrated fridge/freezer, wood flooring.

Bedroom

3.40m x 3.00m (11' 2" x 9' 10")

Pendant ceiling light, double-glazed sash window, radiator, fitted carpet.

Bathroom

2.30m x 1.75m (7' 7" x 5' 9")

Spotlights, bathtub, vanity sink unit, heated towel rail, alcove shelving, WC, linoleum flooring.

OUTSIDE

Shared Garden



First Floor

Total Area: 51.8 m² ... 558 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.

Like what you see?

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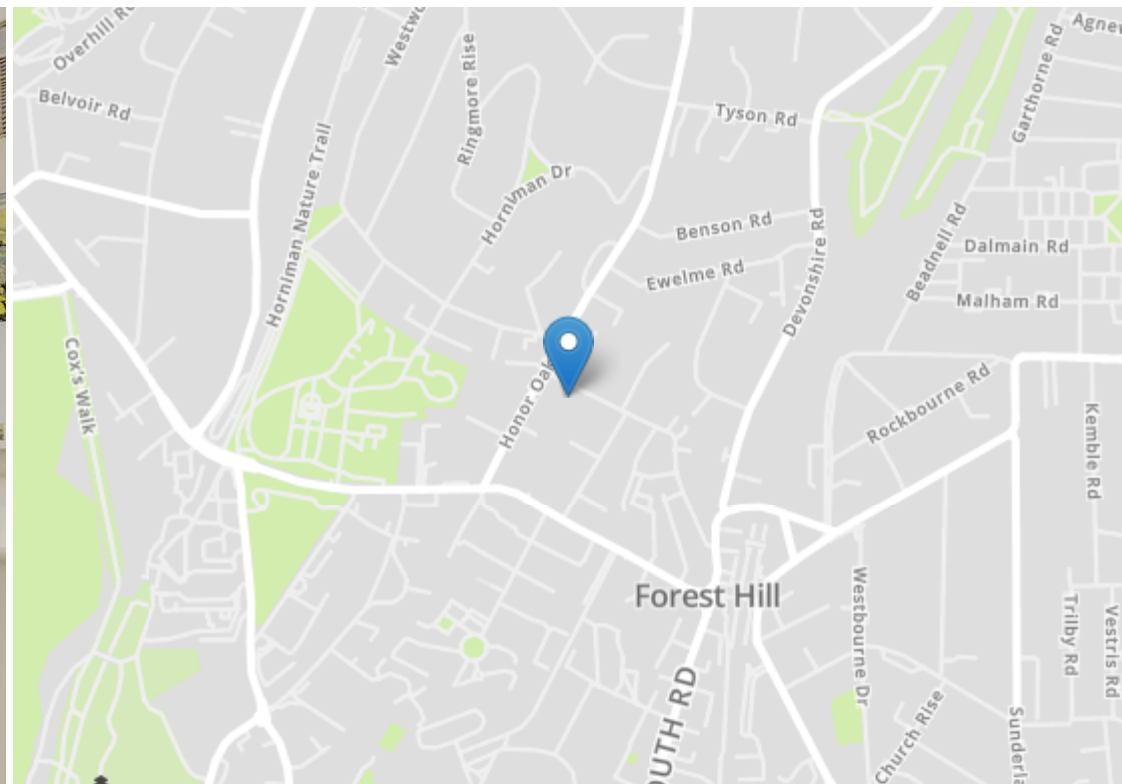
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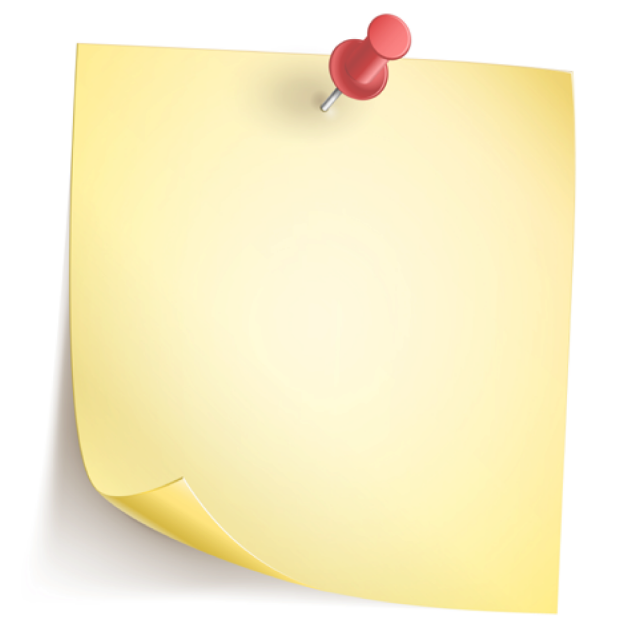
APPROX 558SQFT
LARGE SHARED GARDEN
DOUBLE-GLAZED SASH WINDOWS
THROUGHOUT

0.2 TO FOREST HILL STATION
HORNIMAN GARDENS AREA





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(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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