



£550,000 Leasehold

2 bedroom flat

Manor Mount

Forest Hill

Read all about it...

Manor Mount is often the first name on the list of most desirable roads to live on in Forest Hill. Its beautiful array of grand period properties located on either side of a tree-lined street make it the address of choice for many a resident. For the lucky residents that happen to live on the road, the benefits include a short stroll down the hill to reach Forest Hill Station (where there is access to the Overground and Southern services) or a short stroll up the hill to reach Horniman Museum & Gardens. Meanwhile, Sainsburys and a variety of independent shops and eateries line London Road just south-west of Manor Mount.

Towards the top of the hill sits a grand Victorian building that was converted into 9 modern apartments. Each property benefits from a well-run block and access to the large communal south-westerly facing rear garden. Located on the top floor sits this impressive 1,250 sq ft flat. Internally, the property comprises 2 sprawling double bedrooms (one with an ensuite bathroom), an open plan kitchen/reception room (extending 33'), the main bathroom and an external storage cupboard.

Tenure: Leasehold (115 years remaining) | Service Charge: £250pm | Ground Rent: £250pa

SECOND FLOOR

Hallway

5.24m x 1.73m (17' 2" x 5' 8")

Pendant light, radiator, fitted carpet.

Reception Room/Kitchen

10.05m x 3.96m (33' 0" x 13' 0")

Spot lights, double glazed windows, matching wall and base units, wood worksurfaces, integrated fridge/freezer, integrated dishwasher, integrated washing machine, stainless steel sink, electric oven, induction hob with extractor fan, wood flooring and fitted carpet.

Bedroom

5.78m x 5.00m (19' 0" x 16' 5")

Pendant light, double glazed windows, radiator, fitted carpet.

Bedroom

5.78m x 4.94m (19' 0" x 16' 2")

Pendant light, double glazed windows, radiators, fitted carpet.

Bathroom

2.33m x 2.17m (7' 8" x 7' 1")

Spotlights, showerhead over bathtub, glass divider, tiled surround, built-in storage, sink, WC, heated towel rail, lino flooring.

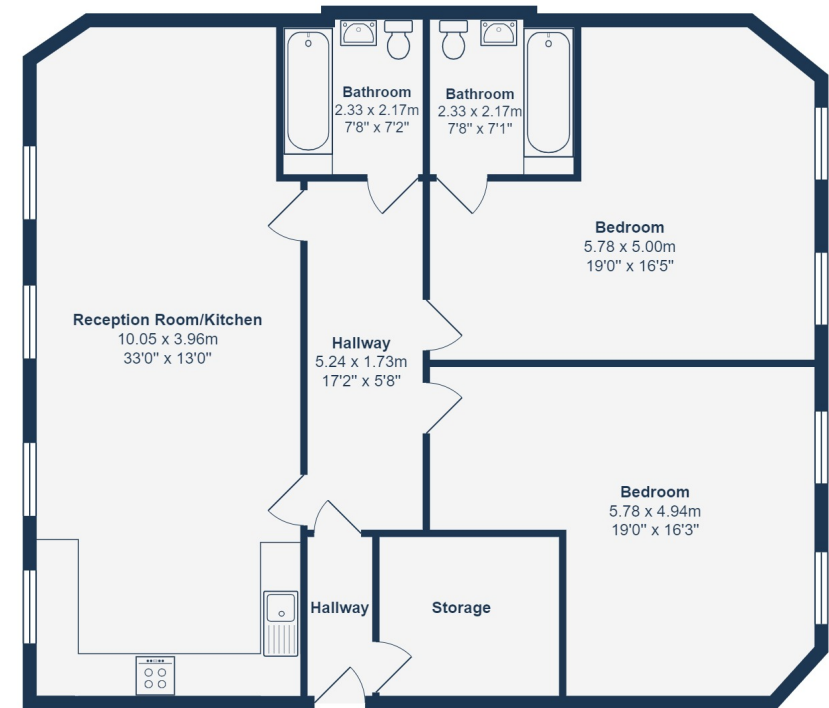
Bathroom

2.33m x 2.17m (7' 8" x 7' 1")

Spotlights, showerhead over bathtub, glass divider, tiled surround, built-in storage, sink, WC, heated towel rail, lino flooring.

Storage Room

2.70m x 2.39m (8' 10" x 7' 10")



Second Floor

Total Area: 117.0 m² ... 1259 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?

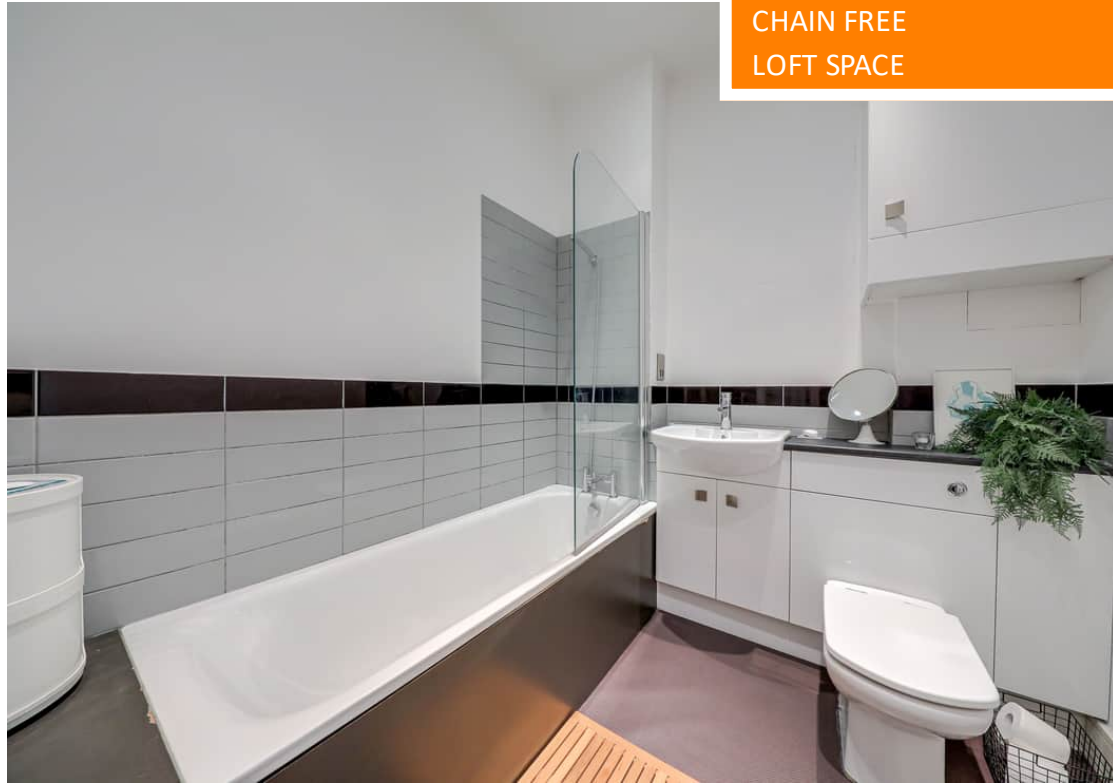
Call 020 8699 6778 or email us at foresthill@stanfordstates.london to arrange a viewing or request further information

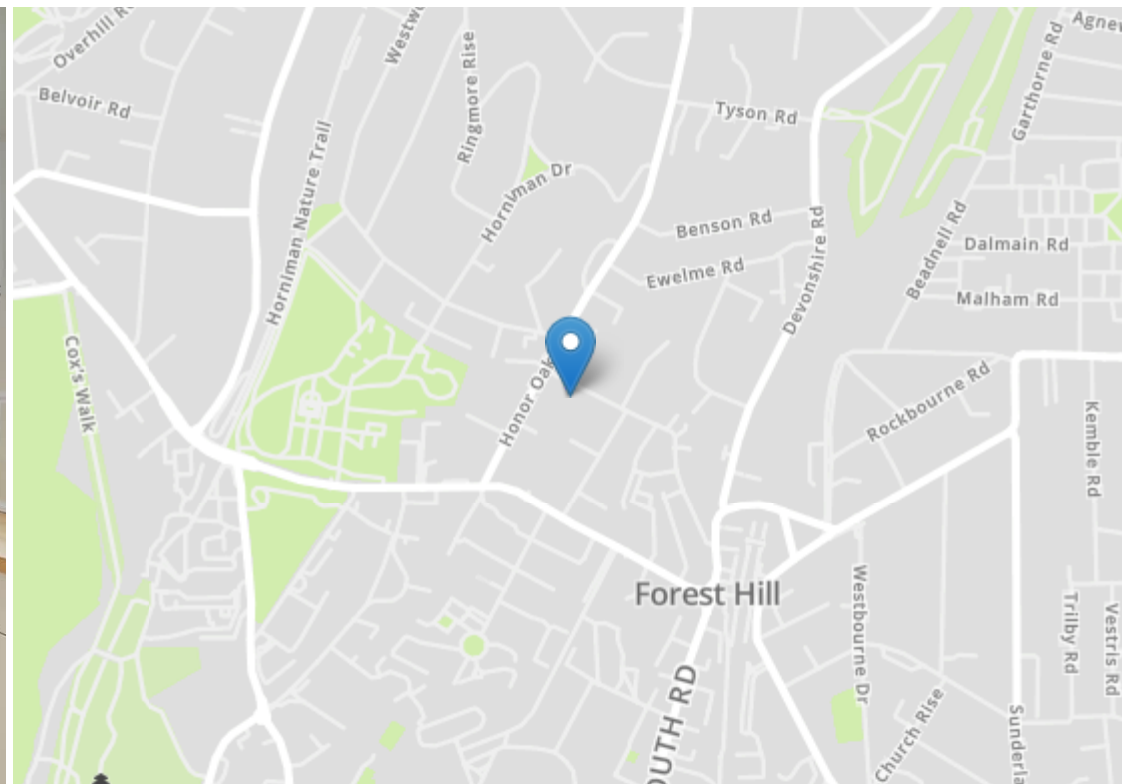
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0.2MI TO FOREST HILL
STATION
CHAIN FREE
LOFT SPACE

APPROX 1,259 SQFT
COMMUNAL GARDEN





Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 54 | 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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