



Stanfords  
— sales & lettings —

**£465,000**

2 bedroom flat

Manor Park  
Hither Green

# Read all about it...

A newly available luxurious two-bedroom flat, sitting on one of Hither Greens' most sought-after roads, Manor Park. Featuring conveniences and Hither Green station just minutes away, this property is in a prime location for anything you might need.

This immaculate flat showcases a generously proportioned master bedroom, complemented by a cosy second bedroom, a spacious lounge, and a well-furnished shower room.

As you step inside, you'll be greeted by a roomy hallway that offers ample storage space, as well as an expansive bay window that bathes the lounge in an abundance of natural light, creating a wonderfully airy and inviting atmosphere.

If this property looks like it is for you, feel free to drop us a call and arrange a viewing!

## FIRST FLOOR

### Hallway

### Lounge

4.32m x 4.27m (14' 2" x 14' 0")

Electric Log Burner, large single-glazed bay window, central pendant light fitting, fitted carpet, fabric curtains.

### Bedroom

3.34m x 3.31m (10' 11" x 10' 10")

Single-glazed sash window, pendant light fitting, radiator, fitted carpet, fabric curtains.

### Bedroom

4.27m x 5.67m (14' 0" x 18' 7")

Single-glazed sash window, fitted carpet, pendant light fixture, fabric curtains and curtain rail.

### Kitchen

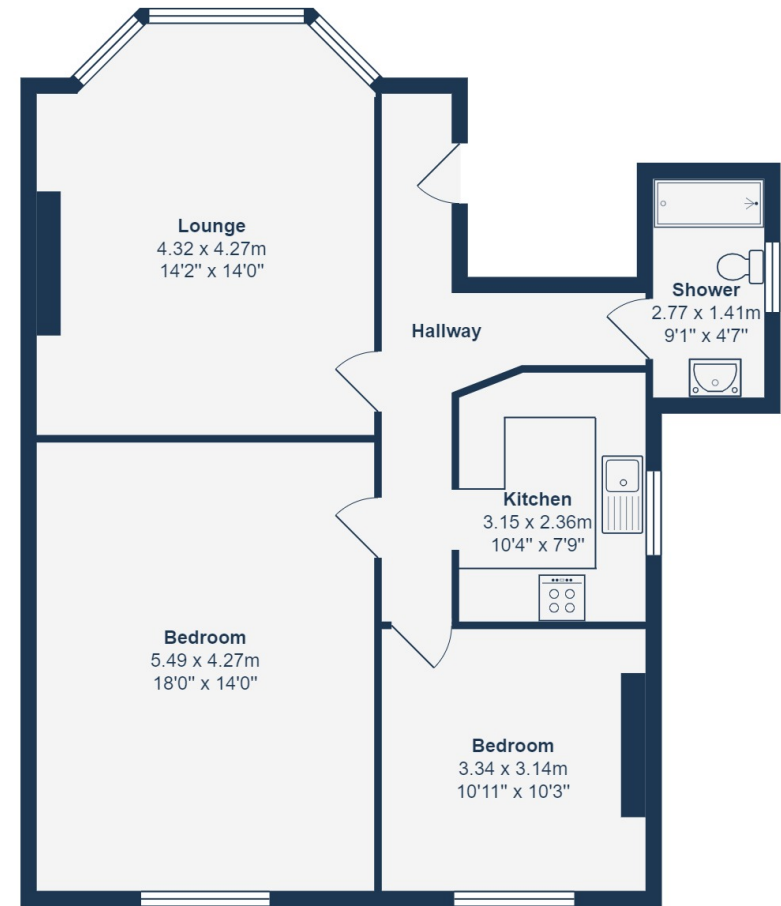
2.36m x 3.15m (7' 9" x 10' 4")

Single-glazed window, roll-down blind, tiled floor, matching wall & base level units with quartz worktops, under mount sink with single drainer and mixer tap, 4 ring gas hob with extractor hood, electric oven, integrated fridge/freezer, & dishwasher.

### Shower Room

1.41m x 2.77m (4' 8" x 9' 1")

Tiled flooring, walk-in shower, mirror, wood-finish sink, frosted single-glazed window with roll-down blind, ceiling spotlight, heated towel rail.



First Floor

Total Area: 78.1 m<sup>2</sup> ... 841 ft<sup>2</sup>

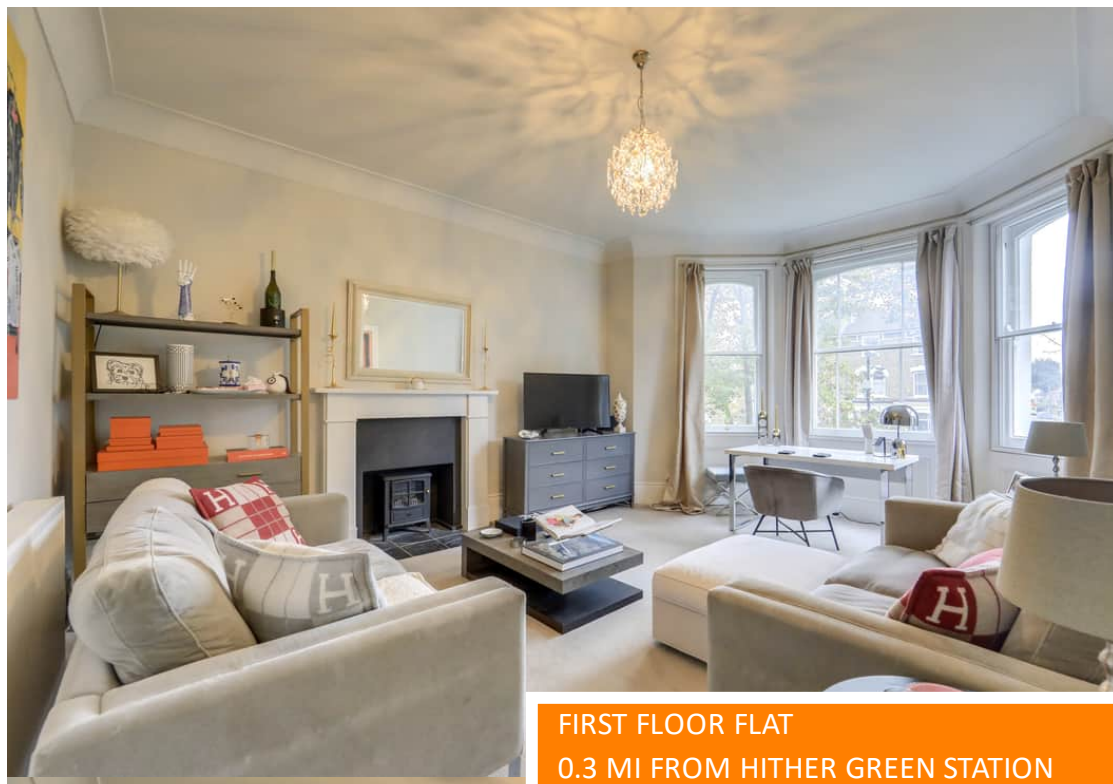
Drawn for Stanfords Sales & Lettings

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?

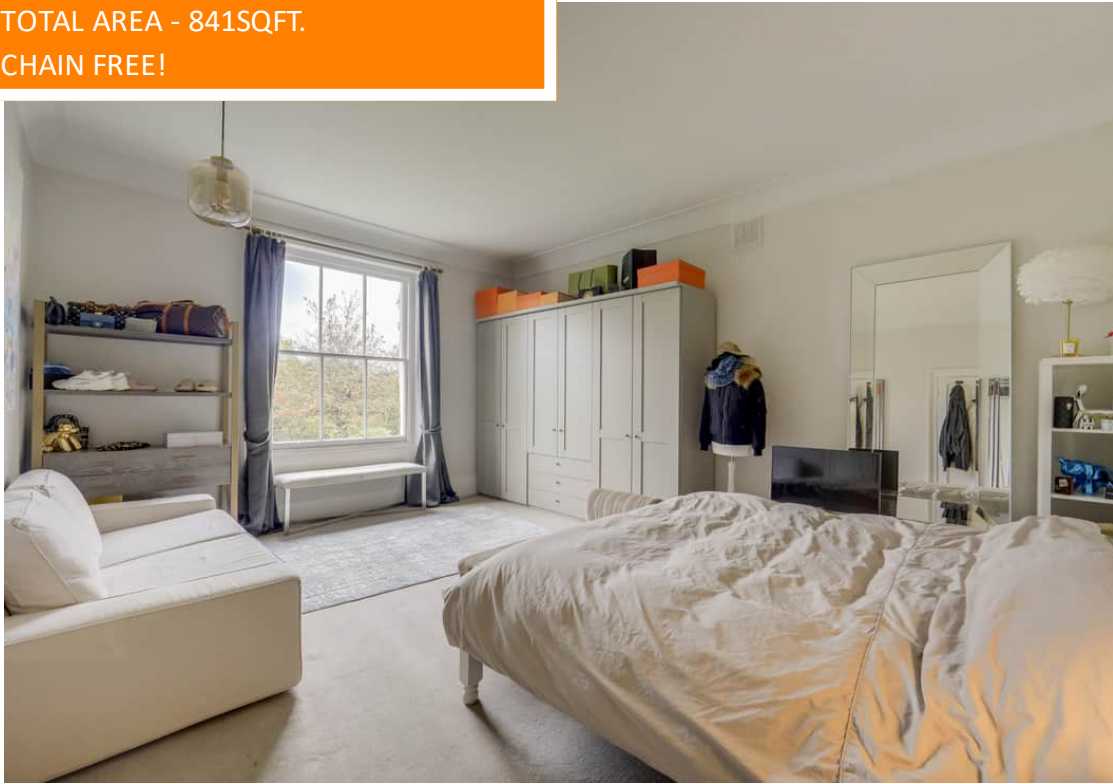
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

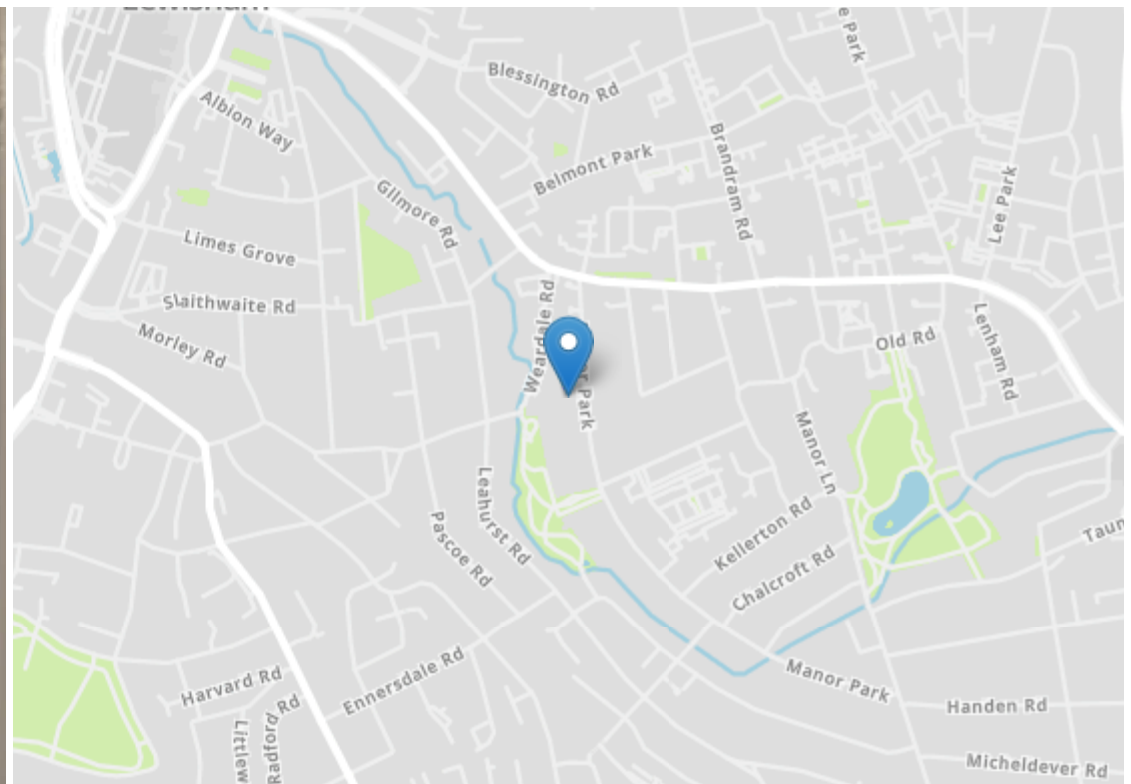
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FIRST FLOOR FLAT  
0.3 MI FROM HITHER GREEN STATION  
SOUGHT-AFTER LOCATION

900+ YEAR LEASE WITH SHARE OF  
FREEHOLD  
TOTAL AREA - 841SQFT.  
CHAIN FREE!





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	80
(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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