



MANOR PARK, HITHER GREEN, LONDON, SE13 5QZ
GUIDE PRICE £550,000 - £575,000 SHARE OF FREEHOLD

A SUPERB AND BEAUTIFULLY PRESENTED THREE BEDROOM SPLIT-LEVEL APARTMENT SET WITHIN AN IMPRESSIVE PERIOD MANSION CONVERSION ON MANOR PARK, ONE OF HITHER GREEN'S MOST DESIRABLE TREE-LINED ROADS.

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DESCRIPTION:

Offering over 1,140 sq. ft of stylish accommodation, off-street parking, a large communal garden, and a share of the freehold, this is a fantastic opportunity to secure a spacious and elegant home in a sought-after location.

The flat is in excellent decorative order throughout with double glazing, gas central heating, and a blend of engineered wood, herringbone flooring and modern carpeting. The accommodation spans the top two floors and includes a generous landing that flows into a stunning 22'6 x 18'1 open-plan kitchen and living room. This space is perfect for entertaining, with sleek modern units, integrated appliances, and excellent natural light.

There are three bedrooms in total, including two large doubles with lovely proportions and character features. The third bedroom, currently set over the upper level, is ideal as a guest room or additional workspace. A smart, contemporary bathroom with stylish fittings and underfloor heating completes the layout, while an additional study/storage room provides excellent flexibility for working from home or creative use. The property also benefits from a large loft. Externally, there is a well-maintained communal garden with mature borders and a communal shed, along with an allocated off-street parking

This is an impressive and very large home and your immediate viewing is essential, Video tours available at winkworth.co.uk.

Manor Park is a fantastic location very close to Manor House Gardens. Hither Green Station is a seven minute walk through Manor Park, an entrance to which is at the end of the street. Adjacent shops include a Sainsbury's Local, acclaimed florist and café You Don't Bring Me Flowers, Italian restaurant and pizzeria Sapore Vero, craft beer and chocolate shop Park Fever and gastropub The Station Hotel. Travel time to London Bridge is 11 minutes from Hither Green Station, which also services Charing Cross, London Cannon Street, Waterloo East and Victoria. Lewisham Station (DLR) is a 17 minute walk, while Blackheath is a 25 minute walk.







Total area: 1,146 sq.ft / 106.5 sq.m

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		