

Manor Park, Hither Green

O.I.E.O £299,999

Bryan & Keegan
ESTATE AGENTS

- Communal Garden
- Chain Free
- Large Double Bedroom
- Long Lease
- 520 Sq Ft





The property measures in excess of 520 square feet and offers high ceilings, bright rooms and the advantage of no onward chain.

Key features include a modern kitchen, a 19ft reception room with plenty of space to dine, period features such as fireplaces and ornate coving, a long lease, and a vast communal garden to the rear.

Manor Park is a pretty tree lined street within easy reach of Hither Green station which offers frequent trains to Charing Cross & Waterloo East and Lewisham DLR with links into Canary Wharf & Limehouse.

There are plenty of amenities on Staplehurst Road or Manor Lane including a trendy pizzeria, a gastro pub, a Sainsburys supermarket, cafes and convenience stores.

Manor Park & Manor House Gardens are just short walk away and are well worth a visit.

Tenure: Leasehold

Lease length remaining: 110 years

Ground rent: £150

Service charge 2023: £1,476.96

Council Tax Band: C (Lewisham)

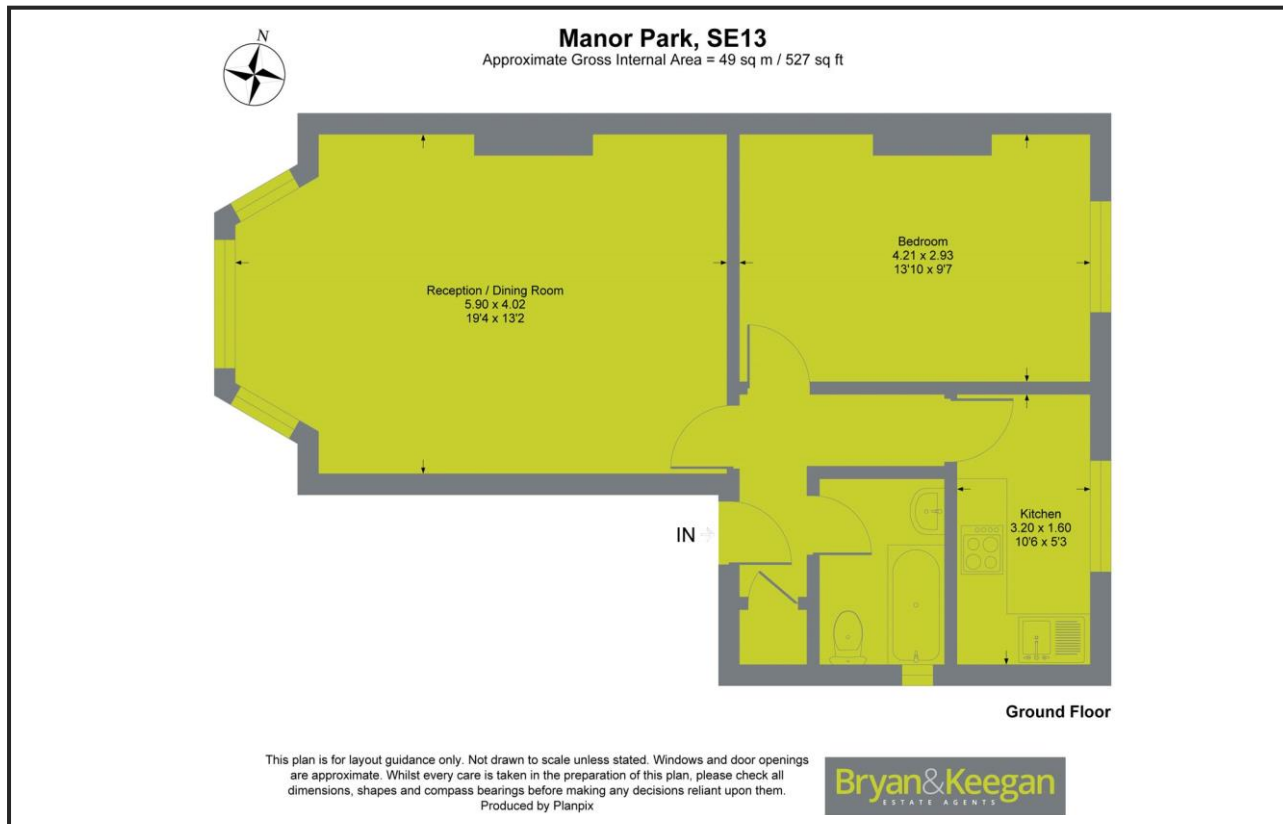


190 Hither Green Lane, Lewisham, London,
SE13 6QB

Tel: 020 8852 2388

hg@bryanandkeegan.co.uk

www.bryanandkeegan.co.uk



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.