



First Floor Flat, Manor Park, Hither Green, SE13 5RA

£ Leasehold

Occupying the whole first floor of this handsome Victorian semi-detached house, a two bedrooomed conversion flat with private ground floor entrance door. The reception room is flooded with natural light by south-west facing sash-bay windows which look straight down Staplehurst Road opposite, to the excellent Hither Green mainline station 300yards away. Equally close by is the lovely, and very popular, Manor House Library & Gardens, with weekly Farmers' Market.

The flat is currently vacant having been let for several years but is clean, tidy and ready to move into, but would nonetheless benefit from some improvements, such as refitting of the kitchen and bathroom. It retains many period features such as sash windows throughout and fireplaces in the reception room and both bedrooms. The south-west facing garden at the front featuring a beautiful mature magnolia is for the sole use of this flat.

The Accommodation Comprises:

Hall, Landing, Reception Room, Kitchen, Two Bedrooms, Bathroom, Gas Central Heating, No Chain.

EPC: D **Council Tax Band: C** **Lewisham**

Lease Term: 147 years remaining

Ground Rent: £25 p.a.

Buildings Insurance £733.70 p.a.

Maintenance: 50% of external repairs as and when

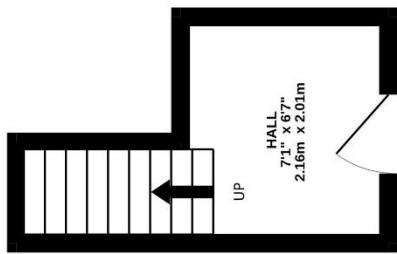








GROUND FLOOR
64 sq.ft. (5.9 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.9 sq.m.) APPROX.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.