

## MANOR LANE LEE SE12



**PRICE £210,000 LEASEHOLD - SHARE OF FREEHOLD**

A delightful two bedroom ground floor Victorian conversion flat situated in a sought after location close to Hither Green main line station, parkland, shopping facilities and bus services. The property features its own private garden, front entrance door and stripped wood flooring.

**OPEN 7 DAYS**

**Residential & Commercial Estate Agents & Surveyors**

**[www.johnpayne.com](http://www.johnpayne.com)**

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

# Manor Lane, Lee, SE12 8LR

## ENTRANCE

Access to private front entrance door via wrought iron gate at the side of the property. Hardwood front entrance door into:-

## ENTRANCE HALL

Stripped pine flooring, understairs storage cupboard housing meters, radiator, wall mounted gas central heating boiler.

## LOUNGE

15'1 x 11'2 Period wood fireplace surround to working open fireplace with cast iron and decorative tiled insert and grate, tiled hearth, radiator, picture rail, stripped pine floor, sliding patio doors onto garden.

## KITCHEN

11'2 x 5'9 Modern wall, base and drawer units, plumbing for washing machine. Single drainer stainless steel sink unit with mixer tap, work surfaces, tiled splashbacks, inset stainless steel four burner gas hob with stainless steel hood above. Space for fridge/freezer, radiator, laminate tiled flooring.

## BEDROOM 1

12'9 x 9'10 Bay window to front, fitted carpet, radiator.

## BEDROOM 2

8'7 max x 7'6 Sash window to front, radiator, fitted carpet.

## BATHROOM

12'6 x 6'4 Stripped wood floor, built in cupboard housing hot water tank, then one step down into room. Three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashback. Tiled panelled bath with mixer tap and electric shower unit over. Ceramic tiled floor, radiator, shaver point, open storage shelves, ladder radiator towel rail, frosted windows to side.

## EXTERIOR

Private West facing rear garden approximately 42ft. Stone chipped patio leading to lawn, flowering shrub and plant borders, timber shed, side access gate.

## TENURE

SHARE OF FREEHOLD. Leasehold. Under current conveyancing practice we are rarely given an opportunity of inspecting the title documents and are therefore unable to state accurately any lease details. These particulars and any other related information should be verified by the purchasers solicitor prior to making a commitment to purchase.

## LOCAL AUTHORITY

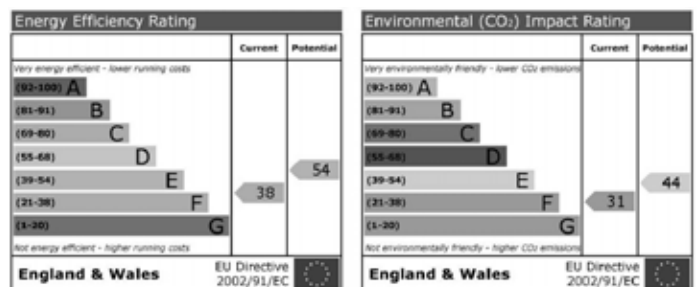
London Borough of Lewisham

## VIEWING

By prior appointment through Vendors Agents John Payne 119 Burnt Ash Road SE12 8RA 020 8852 8633  
E-mail lee@johnpayne.co.uk

## FLOOR PLAN

## ENERGY PERFORMANCE CERTIFICATE



## PROPERTY DESCRIPTIONS

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.