



Manor Lane Terrace London SE13

£2,250 Per Month - Available 21/09/2016

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*Beyond your expectations*

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*A four bedroom Edwardian home full of character situated within the Lee conservation area and close to Manor House Gardens.*

Four bedrooms | Family bathroom | Two receptions | Garden.

## Description

This Edwardian family home comprises to the ground floor bright entrance hallway versatile living space with open plan kitchen/family room with modern fitted kitchen including white goods and French doors leading to the garden, formal sitting room with feature fireplace. To the first floor there are three bedrooms and the family bathroom with modern suite including shower over bath. The second floor there is an attic room with Velux windows to the front and a dressing room. To the rear of the property there is a very well maintained garden mainly laid to lawn with patio area. The property is within walking distance of outstanding schools, including Colfes, Lee and Hither Green railway stations and a fantastic (10 minute) service into central London or just one short stop to Lewisham for the

Docklands Light Railway (DLR).

## Furnishing

Unfurnished



## Hamptons Blackheath Lettings

46 Tranquil Vale

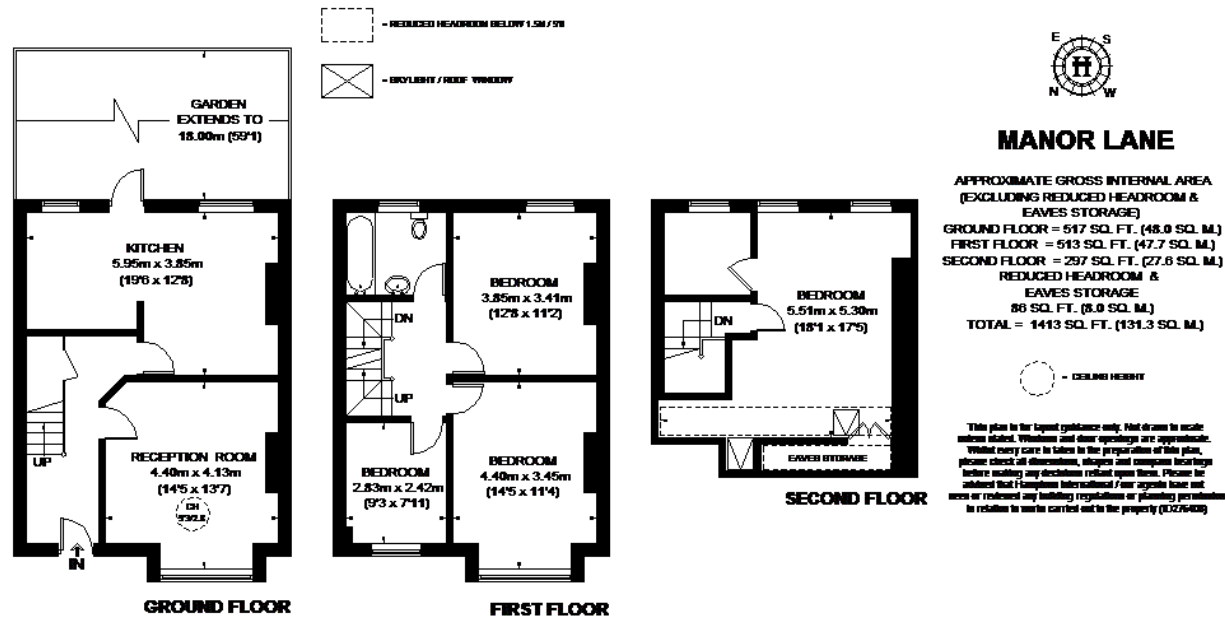
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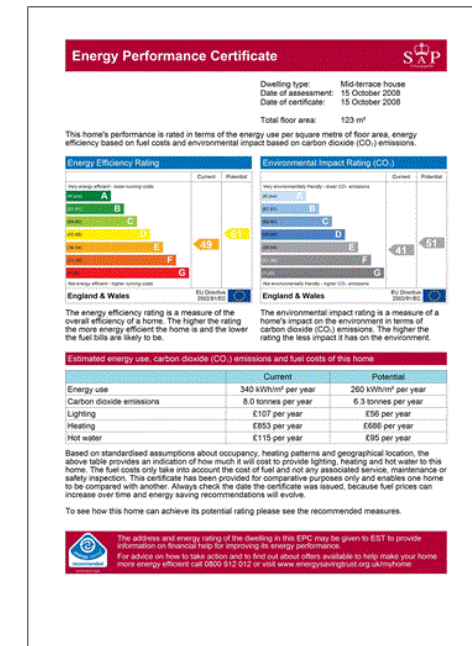
[www.hamptons.co.uk](http://www.hamptons.co.uk)



## Floorplan



## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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