



London Road SE23
£650,000

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In general

- Fully renovated
- A spacious reception room
- Two large double bedrooms
- One single bedroom/study room
- Open plan kitchen/dining room
- A modern bathroom suite
- A stunning private rear garden
- Two free parking permits as owners
- Plenty of storage
- 0.3 miles to Forest Hill station

In detail

A wonderful top floor apartment for sale in the heart of Forest Hill with a stunning private rear garden.

The property consists of two large double bedrooms, one single bedroom, an open plan kitchen/dining room, a modern bathroom suite and a spacious reception room. Further benefits include a full renovation including: new bathroom and kitchen with integrated washing machine, tumble dryer, fridge freezer & dishwasher, new flooring throughout and a new boiler with Google Nest thermostat, two free parking permits as owners (one for full time use, one for guests), an abundance of light, plenty of storage, beautiful period features and so much more.

Set approximately just 0.3 miles to Forest Hill station offering excellent links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, gastro pubs, coffee shops, cafes and Horniman Park.

Call the Pedder Forest Hill sales team to arrange a viewing today.

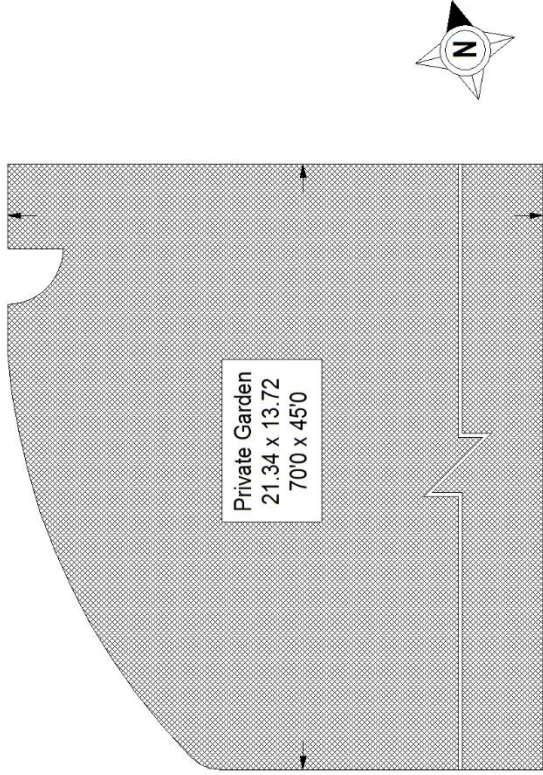
EPC: D | Council Tax Band D | Lease: 87 years remaining | SC: £104.27 pm | GR: £10 pa | BI: Included in service charge



Floorplan

Park Hill, SE23

Approximate Gross Internal Area
102.6 sq m / 1104 sq ft



(Not Shown In Actual
Location / Orientation)



First Floor

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These plans are for representation purposes only as defined by
RICS - Code of Measuring Practice. Not drawn to Scale. Windows
and door openings are approximate. Please check all dimensions,
shapes and compass bearings before making any decisions reliant
upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	78 C
39-54	E		
21-38	F		
1-20	G		

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