



Gaynesford Road SE23  
£550,000

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# In general

- Share of freehold
- Conservation area
- Period features
- Double glazed sash windows
- Eat in kitchen
- Three bedrooms
- Spacious reception room
- Ample room for home working
- Plenty of storage
- Close to excellent transport links

# In detail

An exceptionally large, spacious and light-filled three bedroom flat on one of Forest Hill's most desirable roads. The property itself was built by Ted Christmas, an acclaimed local Edwardian architect.

Set in part of an imposing semi-detached Christmas house, this property comprises a spacious front reception room complete with bay window, separate fitted kitchen, modern bathroom suite and three bedrooms. Further benefits include plenty of storage, double glazing, gas central heating, an abundance of light and character as well as so much more.

The property is situated approximately just 0.4 miles to Forest Hill station. Perfectly suited to those working from home with the added convenience of nearby transport links in to London Bridge, the City and East London via the Overground Line. Forest Hill High Street is a short walk away, offering good access to local shops, bars and restaurants and also popular public spaces including Horniman museum & gardens, Mayow park and Crystal Palace. EPC: D.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.





# Floorplan

## Gaynesford Road SE23

Approximate Gross Internal Area

Ground Floor = 2.7 sq m / 29 sq ft

First Floor = 86.0 sq m / 926 sq ft

Top Floor = 11.8 sq m / 127 sq ft

Total = 100.5 sq m / 1082 sq ft



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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	80   C
39-54	E		
21-38	F		
1-20	G		

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