



Montem Road SE23
Offers in excess £425,000

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In general

- Offered chain free
- Spacious open plan kitchen/reception room
- Two double bedrooms
- Two bathrooms
- Private balcony
- Underfloor heating throughout
- An abundance of light
- Double glazing
- Plenty of storage
- Close to excellent transport links

In detail

A beautiful two bed two bath luxury apartment for sale on the popular Montem Road in Forest Hill.

This wonderful property comprises a spacious 22ft open plan kitchen/reception room with a private balcony with lovely views, a modern bathroom suite, two double bedrooms of which the master boasts an en-suite. Further benefits include underfloor heating throughout, access to shared garden, double glazing, plenty of storage, an abundance of light and so much more.

The property is situated in close proximity to Honor Oak Park, Catford, Catford Bridge and Forest Hill stations offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars, London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs and cafes. Offered chain free. EPC C.

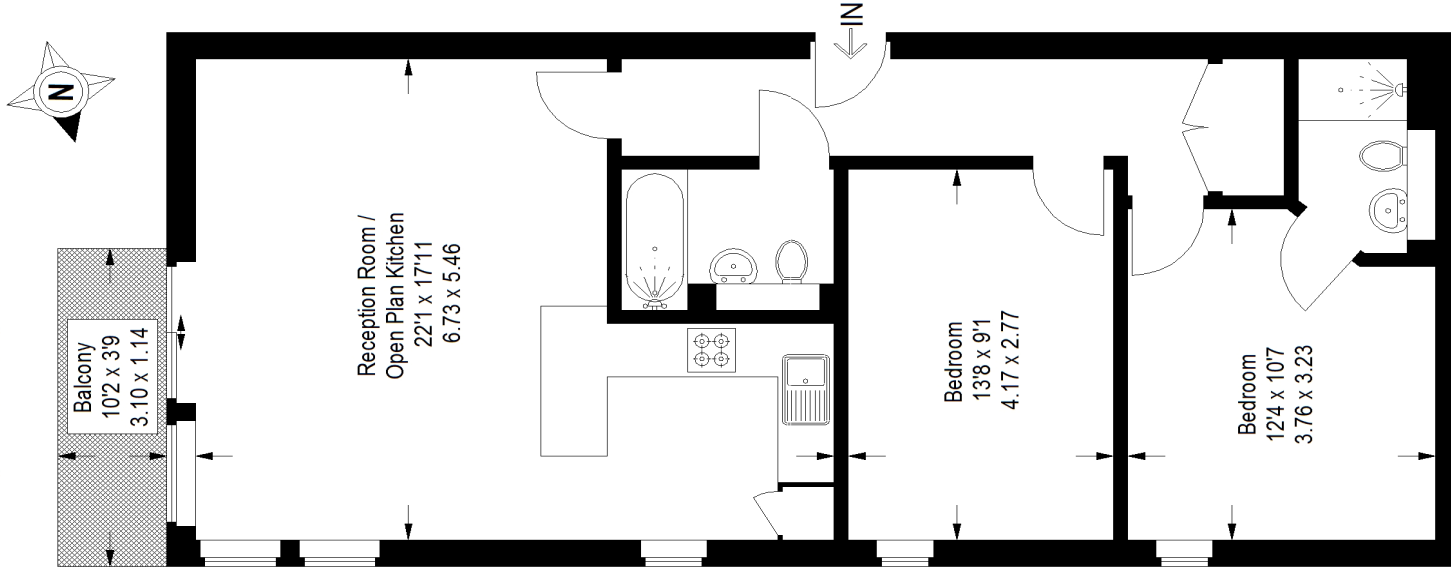
Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing.



Floorplan

Montem Road, SE23

Approximate Gross Internal Area
71.9 sq m / 774 sq ft



Second 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	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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