



Elsinore Road SE23
Guide £450,000 - £475,000

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In general

- Chain free
- Share of Freehold
- Spacious front reception room
- Two double bedrooms
- Separate fitted kitchen
- Beautiful private rear garden
- Modern bathroom suite
- Underfloor heating
- Period features
- Close to excellent transport links

In detail

A charming two bedroom period conversion for sale on the popular Elsinore Road with large private rear garden.

This lovely property comprises a spacious front reception room complete with bay window, separate fitted kitchen, modern bathroom suite that boasts underfloor heating, two double bedrooms and a conservatory that leads directly on to a beautiful private rear garden. Further benefits include plenty of storage, an abundance of light, period features throughout and so much more.

The property is located approximately just 0.8 miles from Forest Hill Station. The property is also nearby Honor Oak Park, Catford and Catford Bridge 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, parks and cafes. Offered chain free. EPC: D

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

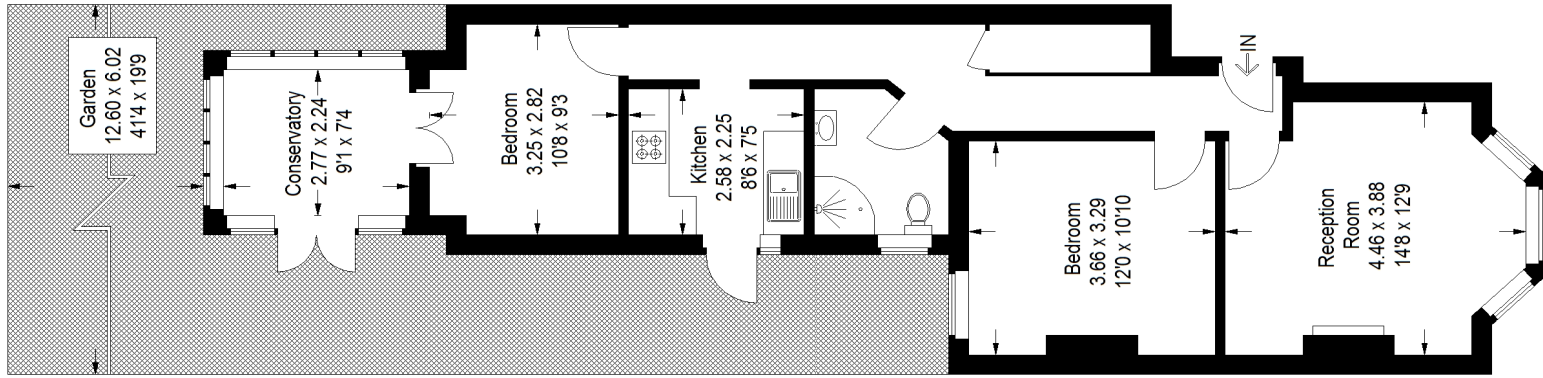
Share of Freehold | Council tax band: C



Floorplan

Elsinore Road SE23

Approximate Gross Internal Area
67.6 sq m / 728 sq ft



Ground 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	63 D	74 C
39-54	E		
21-38	F		
1-20	G		

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