



Waldram Park Road SE23
Guide £300,000 - £325,000

0208 702 9444
pedderproperty.com

pedder



In general

- Chain free
- Spacious open plan kitchen/reception room
- Private balcony
- Modern bathroom suite
- Abundance of light
- Double glazing
- Plenty of storage
- Communal gardens
- Engineered wooden flooring
- Modern finish throughout
- Close to excellent transport links

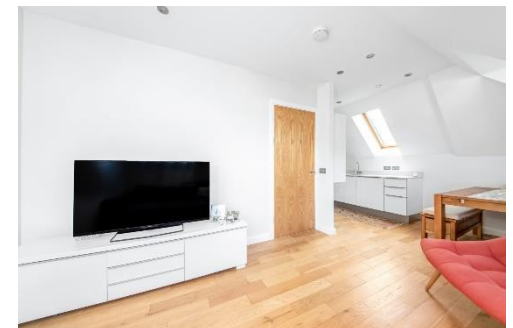
In detail

A very well presented one double bedroom apartment for sale on the popular Waldram Park Road just moments from Forest Hill station.

This lovely property comprises a spacious open plan kitchen/reception room, modern bathroom suite and a large double bedroom that boasts a private balcony with beautiful views. Further benefits include an abundance of light, engineered wood flooring, plenty of storage, fitted wardrobes, double glazing, communal gardens, gas central heating and a modern finish throughout.

Located approximately just 0.2 miles from Forest Hill station offering 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, coffee shops, cafes, gastro pubs and the ever popular Horniman Park. Viewings highly recommended. Offered Chain Free. EPC: B.

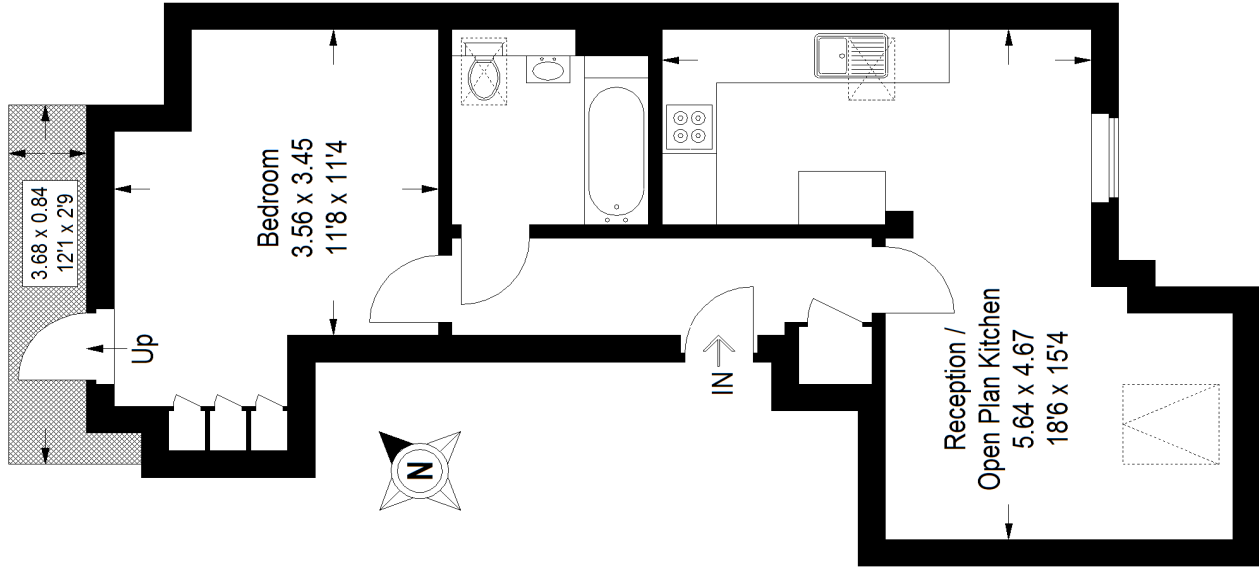
Viewings are highly recommended, call the Pedder Forest Hill sales team to book a viewing.



Floorplan

Waldram Park Road, SE23

Approximate Gross Internal Area
48.2 sq m / 519 sq ft



Third Floor

Copyright www.pedderproperty.com © 2021
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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.