



Codrington Hill, SE23
GUIDE £400,000

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In general

- Two double bedrooms
- Modern bathroom suite
- Open plan reception room
- Eat-in kitchen
- Moments away from Blythe Hill Fields
- Plenty of storage
- Abundance of light
- Close to local amenities

In detail

A light and airy two double bedroom flat for sale on the sought-after Codrington Hill located just moments from Blythe Hill Fields.

This stunning property comprises a spacious open plan reception room and eat-in kitchen, modern bathroom suite and two double bedrooms.

Further benefits include gas central heating, double glazed sash windows, plenty of storage, an abundance of light, gated access to private parking, well maintained communal garden and so much more.

The property is located approximately just 0.1 miles to Blythe Hill fields. Honor Oak Park Station is 0.5 miles and 0.7 miles from Crofton Park Station offering excellent transport links into London Bridge, Victoria, Canada Water, Blackfriars, Elephant & Castle, Shoreditch, Whitechapel, Highbury & Islington and many other locations. Local amenities are also close by including a variety of restaurants, gastro pubs, bars, coffee shops and plenty of parks.

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

EPC: C | Council tax band: C | Lease remaining: 165 years | SC:£100 | GR:£0 | BI:£21

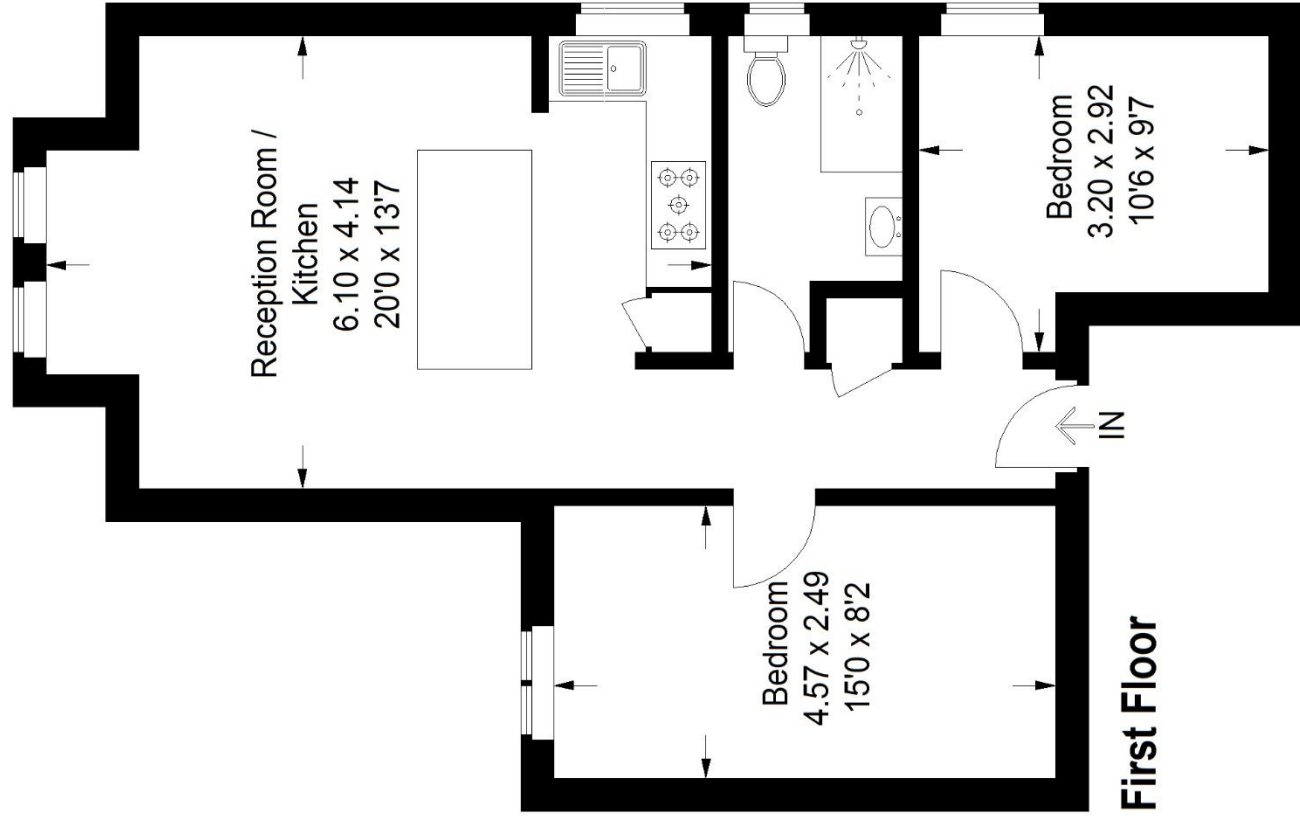


Floorplan

Codrington Hill, SE23

Approximate Gross Internal Area

53.6 sq m / 577 sq ft



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 | | 91 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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