



London Road SE23
Guide £500,000-£550,000

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In general

- Chain free
- Stunning private rear garden
- Sought-after location
- Two double bedrooms
- Huge 20ft reception room
- Eat-in kitchen/diner
- Mansion block
- Modern bathroom suite
- Close to excellent transport links

In detail

Guide price £500,000 - £550,000. A wonderful ground floor mansion apartment for sale in the heart of Forest Hill offering direct access to a stunning private rear garden.

Located in one of Forest Hill's most sought after mansion buildings, the property consists of two large double bedrooms of which both benefit from fitted storage, a spacious kitchen/dining room, a large modern bathroom suite and a huge 20ft reception room that offers direct access on to the beautiful and private rear garden.

Further benefits include an abundance of character, plenty of storage, beautiful period features and so much more.

Set approximately just 0.2 miles to Forest Hill station offering excellent 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, gastro pubs, coffee shops, cafes and Horniman Park.

Call the Pedder Forest Hill sales team to arrange a viewing today.

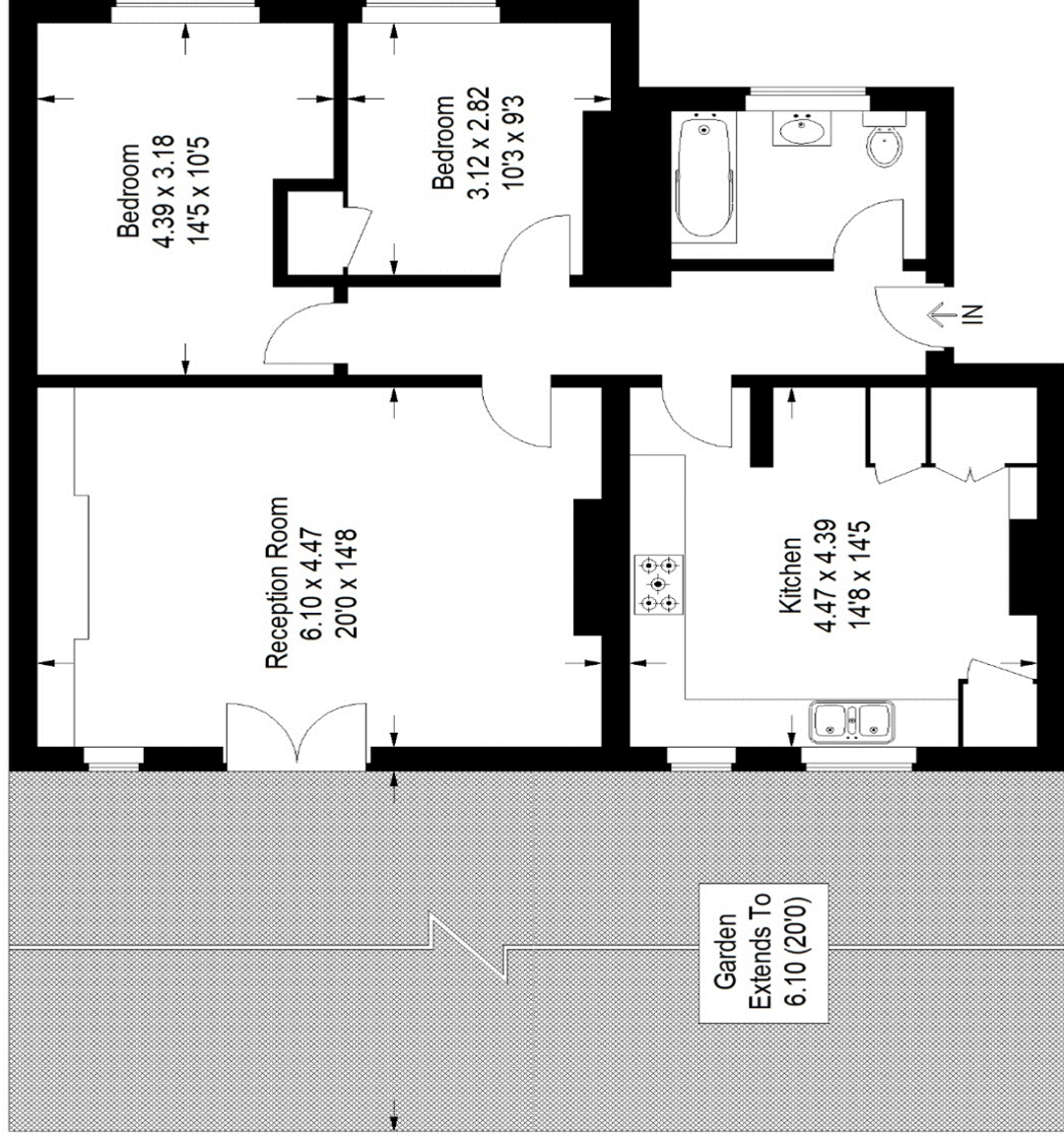
EPC: D | Council Tax Band C | Lease: 91 years remaining | SC: £130 pm | GR: £10 pa | BI: Included in service charge



Floorplan

London Road, SE23

Approximate Gross Internal Area
89.0 sq m / 958 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	60 D	76 C
39-54	E		
21-38	F		
1-20	G		

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