



Sunderland Road SE23
£350,000

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In general

- Period conversion
- Share of freehold
- Modern bathroom
- Eat-in kitchen
- Various integrated appliances
- Wooden shutters
- West facing private balcony
- Huge bedroom with room for office area
- Double glazing throughout
- Close to excellent transport links

In detail

A beautifully presented split-level Victorian conversion for sale on Sunderland Road in Forest Hill with a private west facing balcony.

This wonderful apartment comprises of a modern eat-in kitchen, separate reception room, one king size bedroom, modern bathroom suite and a west facing balcony. Further benefits include engineered wood flooring, double glazing, wooden shutters and integrated kitchen appliances such as wine cooler, microwave, fridge/freezer, washing machine and dishwasher.

Situated approximately 0.3 miles to Forest Hill station, the property offers excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

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

EPC: C | Council Tax: Band B

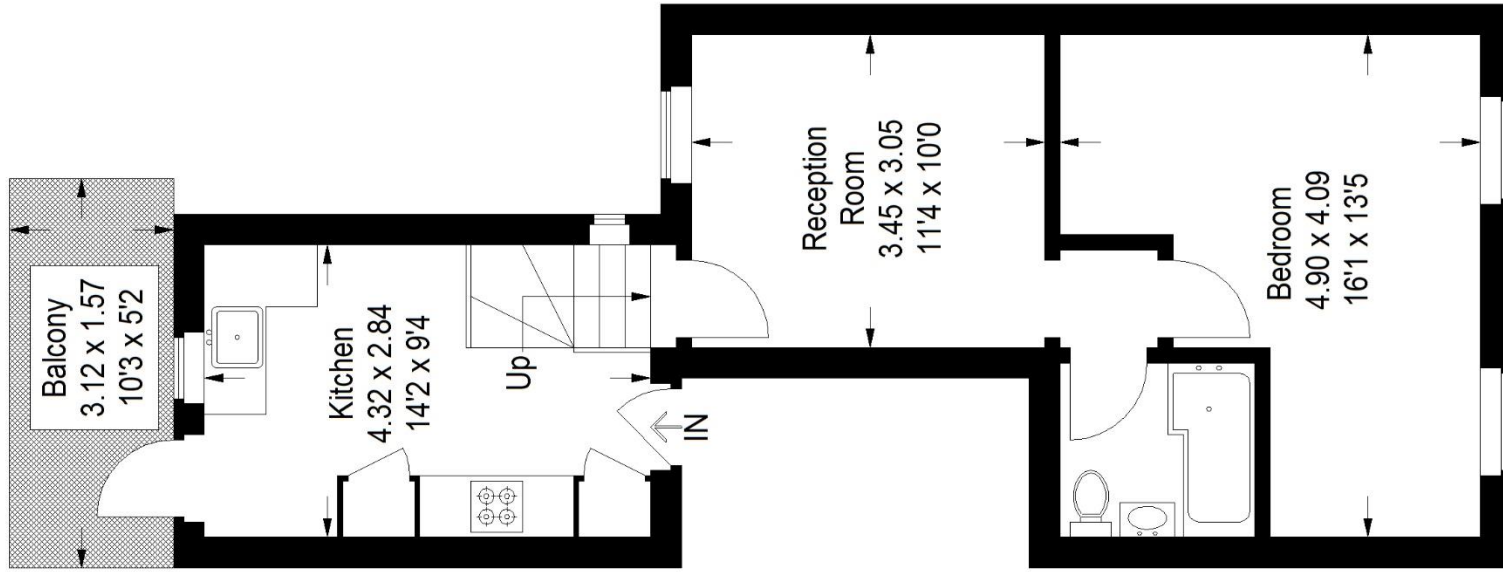


Floorplan

Sunderland Road, SE23

Approximate Gross Internal Area

44.2 sq m / 476 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		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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