



Mount Ash Road, SE26  
£400,000

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# In general

- Offered chain free
- Equidistant to Forest Hill & Sydenham stations
- Two bedrooms
- Separate kitchen
- Large reception room
- Stripped wooden flooring
- Double glazed sash windows
- Split level period conversion

# In detail

A wonderful split-level period conversion for sale on the very popular Mount Ash Road which is situated on the borders of Upper Sydenham and Forest Hill.

This chain free property comprises two bedrooms, a modern bathroom suite, separate kitchen and a large reception room.

Further benefits include stripped wooden flooring, double glazed sash windows, fireplace, an abundance of light, plenty of storage and so much more.

The property is situated in a no through traffic road equidistant to Forest Hill & Sydenham stations offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations across the whole of London.

It is also very well located for access to various local amenities including restaurants, supermarkets, coffee shops, cafes, gastro pubs, outstanding schools and very popular Horniman Museum & Gardens, Sydenham Hill Woods and Crystal Palace Park.

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

EPC: D | Council Tax Band: C | Lease: 153 years remaining | SC: As and when | GR: Peppercorn | BI: £100pa





# Floorplan

## Mount Ash Road, SE26

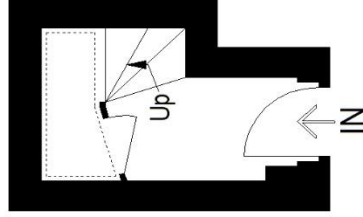
Approximate Gross Internal Area

Ground Floor = 3.4 sq m / 37 sq ft

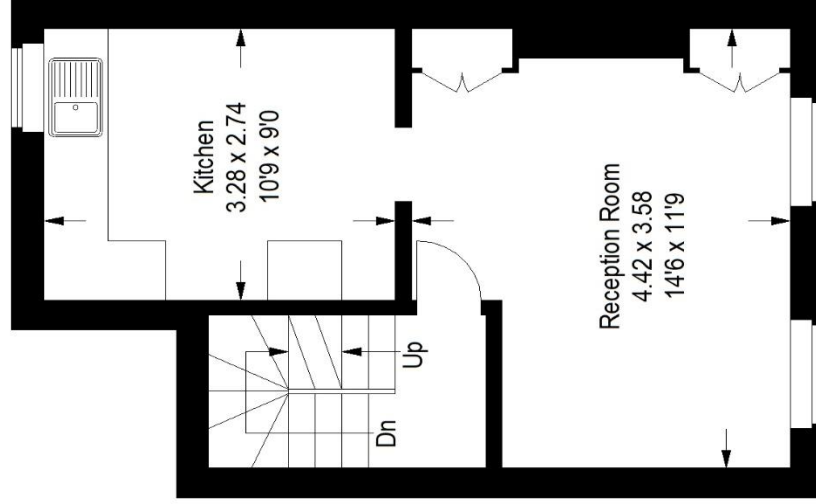
First Floor = 28.5 sq m / 307 sq ft

Second Floor = 31.2 sq m / 335 sq ft

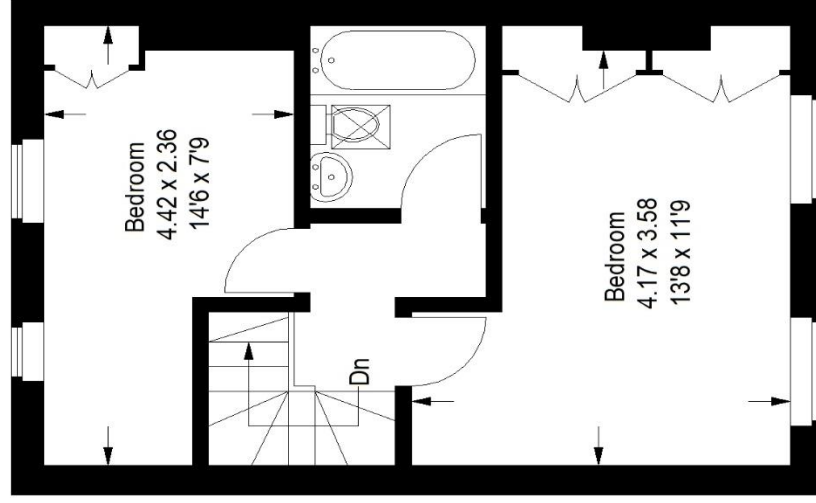
Total Floor = 63.1 sq m / 679 sq ft



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68   D	77   C
39-54	E		
21-38	F		
1-20	G		

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