



Stanstead Road SE23  
£475,000

0208 702 9444  
[pedderproperty.com](https://www.pedderproperty.com)

**pedder**





# In general

- Spacious open plan kitchen/reception room with vaulted ceiling
- Two bedrooms
- Modern bathroom suite
- Two private balconies
- Private rear garden
- Double glazing
- Engineered wooden flooring
- Close to excellent transport links
- Plenty of storage

# In detail

A stunning two bedroom modern apartment for sale with a large balcony and private rear garden located close to Forest Hill station.

This wonderful property comprises a spacious open plan kitchen/reception room with a vaulted ceiling that leads directly on to a 18ft terrace and a 50ft private rear garden, a modern bathroom suite and two bedrooms. Further benefits include a private entrance, engineered wooden flooring, double glazing, new boiler, gas central heating, plenty of storage, an abundance of light and a modern finish throughout.

The property is situated approximately just 0.3 miles to Forest Hill station offering 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. EPC: C.

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

EPC: C | Lease: 114 years remaining | GR: £250 PA





# Floorplan

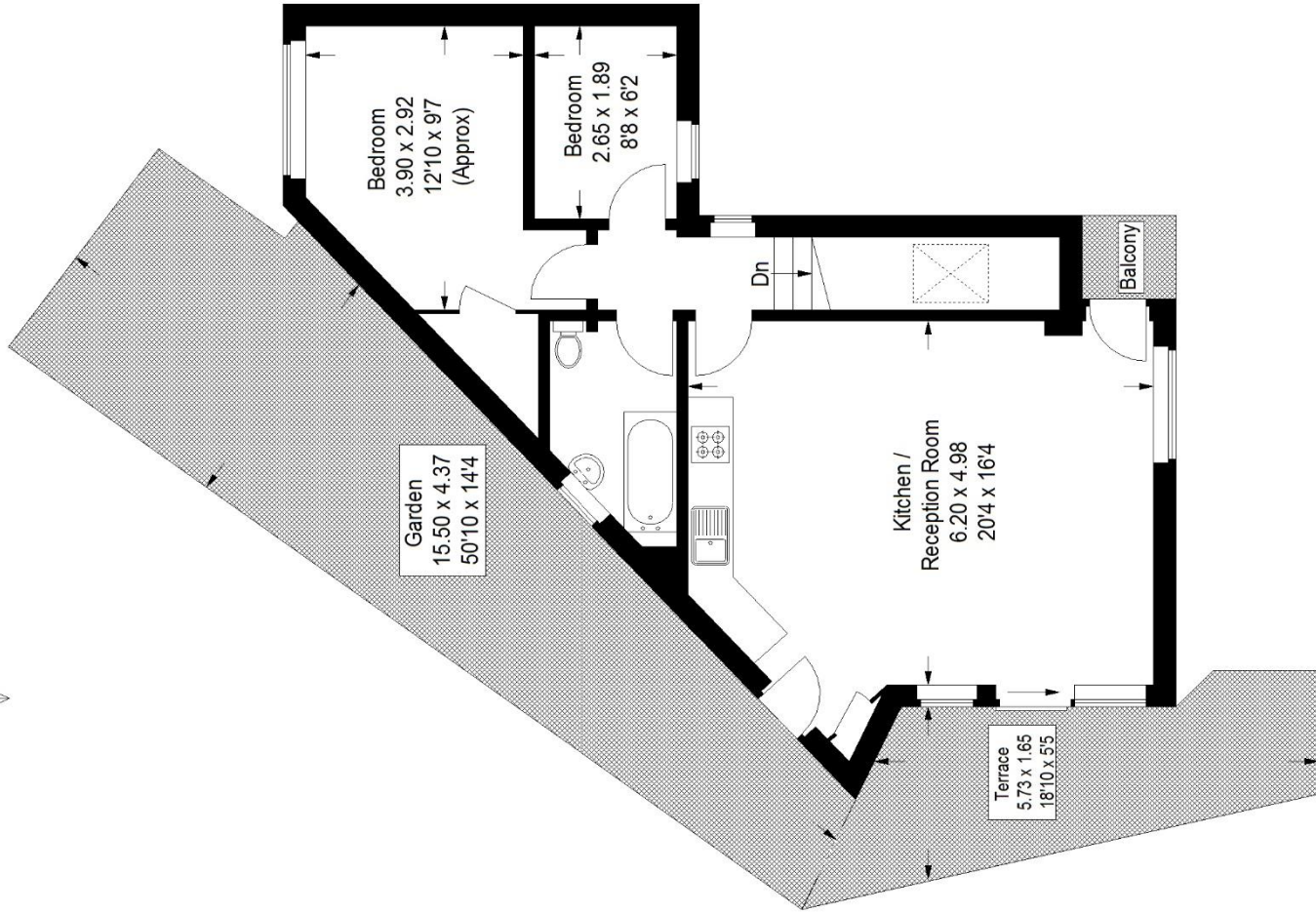
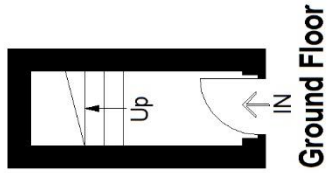
## Stanstead Road SE23

Approximate Gross Internal Area

Ground Floor = 2.9 sq m / 31 sq ft

First Floor = 62.8 sq m / 676 sq ft

Total = 65.7 sq m / 707 sq ft



## First Floor

Copyright www.pedderproperty.com © 2022

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		

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.