



Grassmount SE23  
Guide £800,000

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# In general

- Three double bedrooms
- Two spacious reception rooms
- Separate eat-in kitchen
- Beautiful South-facing private rear garden
- Two bathroom suites
- Off street parking
- Underfloor heating system
- Triple glazing
- Original maple flooring
- Close to excellent transport links

# In detail

A bright and spacious three double bedroom end of terrace mid-century town house for sale on the very popular Grassmount, a quiet cul-de-sac in the heart of Forest Hill.

This fully renovated family home comprises a modern eat-in kitchen with cork flooring, three double bedrooms, two family bathroom suites, two spacious reception rooms and a beautiful south-west facing private rear garden. Further benefits include off street parking, private garage, underfloor heating system, original wood maple flooring, fitted wardrobes, an abundance of light, triple glazing, new gas boiler, plenty of storage, wonderful views and so much more. Grassmount is a thriving close with communal green spaces and play areas for children.

The property is located approximately just 0.4 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, 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, coffee shops, cafes, gastro pubs and the wonderful Horniman Museum & Gardens.

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

EPC: D | Council Tax Band: D | Building insurance: TBC.



# Floorplan

## Grassmount, SE23

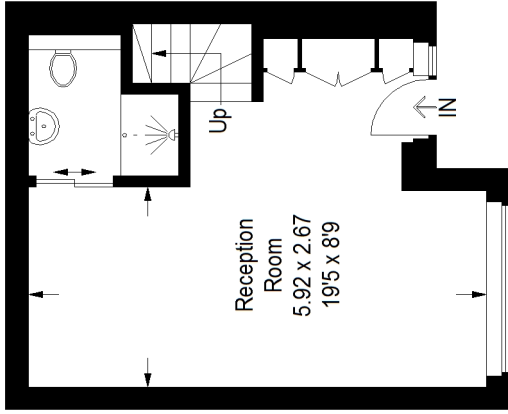
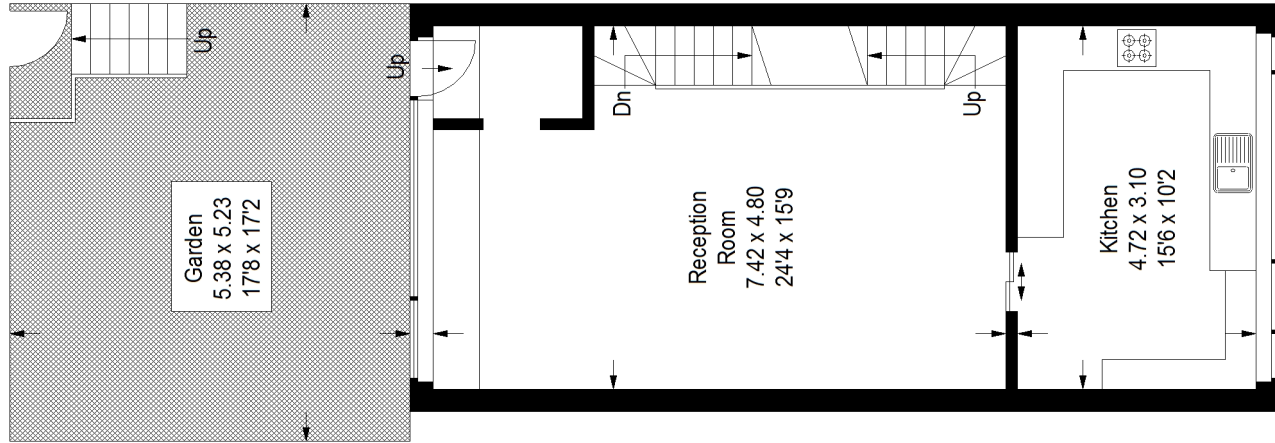
Approximate Gross Internal Area

Ground Floor = 27.2 sq m / 293 sq ft

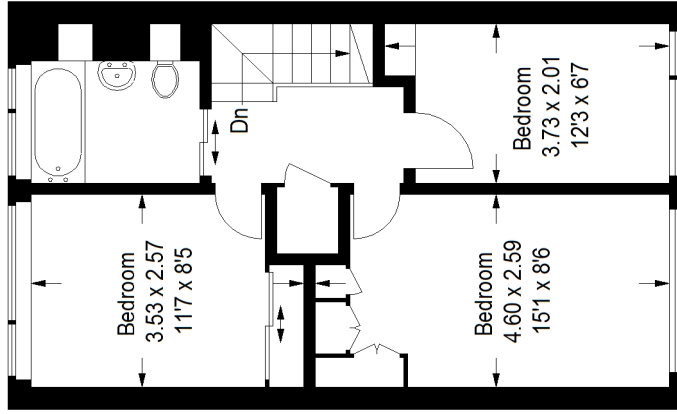
First Floor = 52.6 sq m / 566 sq ft

Second Floor = 40.7 sq m / 438 sq ft

Total = 120.5 sq m / 1297 sq ft



Ground Floor



Second Floor

## 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		82   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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