

St Germans Road SE23 Guide price £450,000 - £475,000 0208 702 9444 pedderproperty.com











In general

- Offered chain free
- Spacious reception room
- Separate fitted kitchen
- Neutral bathroom suite
- Utility room
- Garden studio
- Two bedrooms
- Private south facing rear garden
- Period features
- Private entrance
- Close to excellent transport links

In detail

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A two double bedroom period conversion for sale on St Germans Road with a 70ft private south facing rear garden.

This property is set over 940 Sq Ft and comprises a spacious front reception room complete with bay window, separate fitted kitchen, neutral bathroom suite, utility room, garden studio, two bedrooms and a private rear garden. Further benefits include period features, private side gate access, plenty of storage, double glazing, an abundance of light and so much more.

The property is situated in close proximity to Honor Oak Park Station, Forest Hill and Catford and Catford Bridge stations, offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs and cafes. Offered chain free. EPC E.

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























Floorplan

St Germans Road SE23

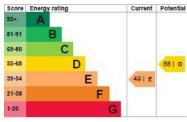
Approximate Gross Internal Area 87.4 sq m / 941 sq ft





Lower 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.



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