



St Germans Road SE23
Guide price £450,000 - £475,000

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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

Guide price £450,000 - £475,000.

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 32+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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