



Woolstone Road, SE23
Guide price £375,000 - £400,000

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In general

- Offered chain free
- Three bedrooms
- Spacious kitchen/reception room
- Modern bathroom suite
- Large private rear garden
- Plenty of storage
- White goods included
- Close to excellent transport links

In detail

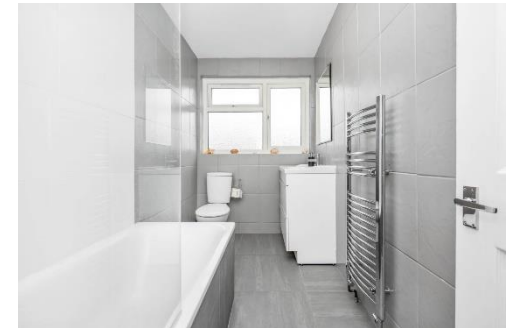
Guide price £400,000 - £425,000.

A wonderful three bedroom apartment for sale on the sought-after Woolstone Road with a large private rear garden.

This beautiful and newly refurbished property comprises a spacious 22 Ft open plan kitchen/reception room, modern bathroom suite, three double bedrooms and a large private rear garden. Further benefits include plenty of storage with a large attic space, white goods included, new boiler, wooden flooring, an abundance of light, gas central heating and so much more.

The property is set approximately just 0.9 miles from 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 just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs. EPC: D.

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



Floorplan

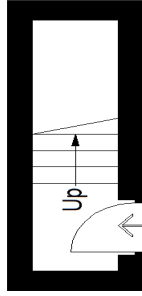
Woolstone Road SE23

Approximate Gross Internal Area

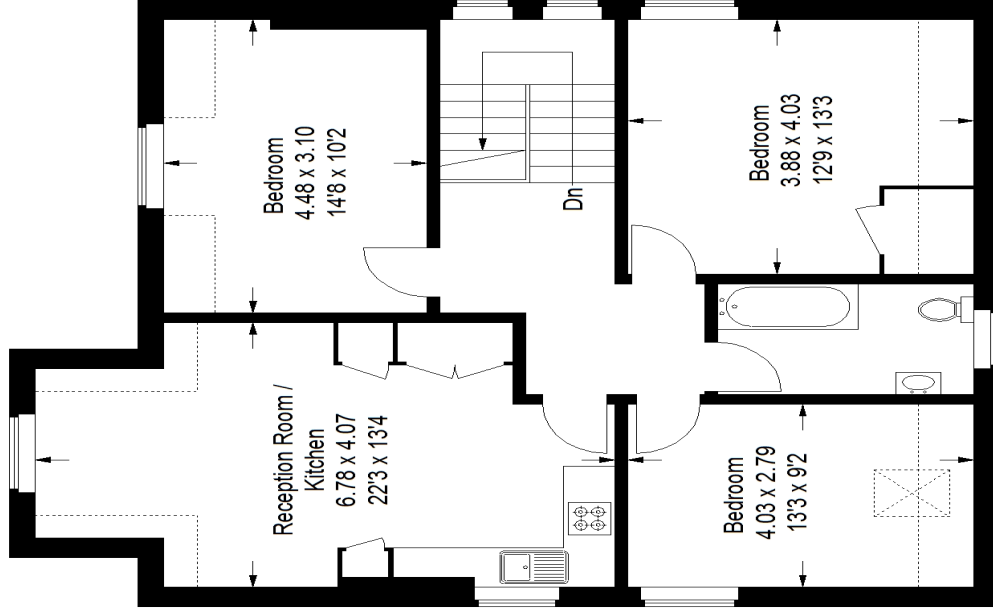
First Floor = 4.0 sq m / 43 sq ft

Second Floor = 86.6 sq m / 932 sq ft

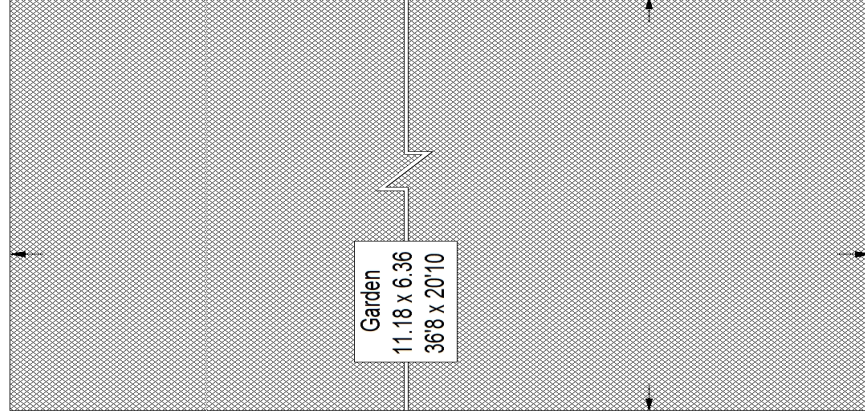
Total = 90.6 sq m / 975 sq ft



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

= Reduced headroom below 1.5 m / 5'0

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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		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		

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