



St Germans Road, SE23  
Guide £350,000-£365,000

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# In general

- Chain free
- Spacious open plan kitchen/reception room
- Victorian conversion
- Modern bathroom suite
- Plenty of storage
- Communal garden
- High ceilings
- Period features

# In detail

\*Guide Price £350,000 - £365,000\*. A beautiful one double bedroom Victorian conversion for sale on the popular St Germans Road with a communal garden.

This property comprises a bright and spacious open plan kitchen/reception room, a tiled bathroom suite and one double bedroom. Further benefits include a modern finish throughout, an abundance of light, high ceilings, plenty of storage and a communal garden.

The property is located approximately just 0.6 miles to both Forest Hill and Honor Oak Park Stations offering fantastic transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury and Islington and many other locations. It is also just a short walk to various amenities including a variety of restaurants, coffee shops, cafes and gastro pubs. Offered chain free.

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

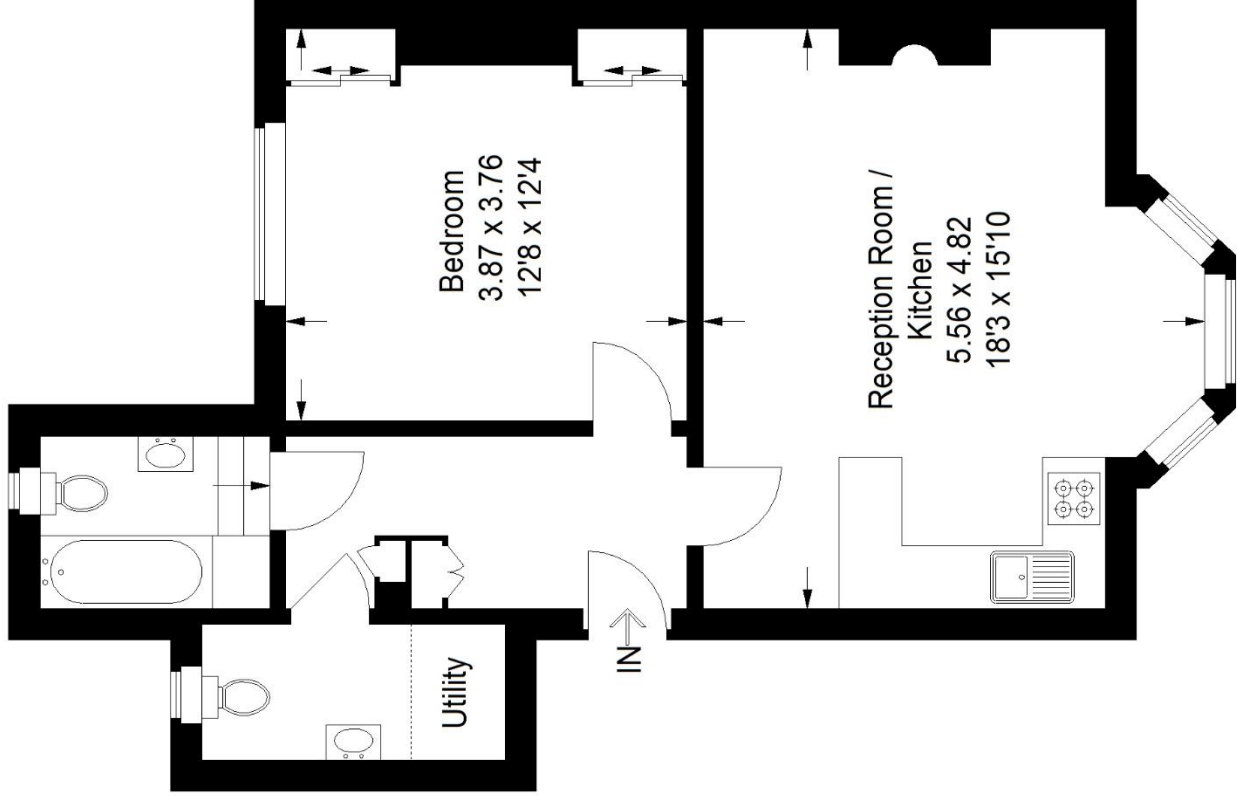
EPC: TBC | Council Tax Band C | Lease: TBC years remaining | SC: £960pa | GR: £0 | BI: Included in service charge



# Floorplan

**St German's Road SE23**

Approximate Gross Internal Area  
53.7 sq m / 578 sq ft



## Upper 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
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	77   C
39-54	E		
21-38	F		
1-20	G		

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