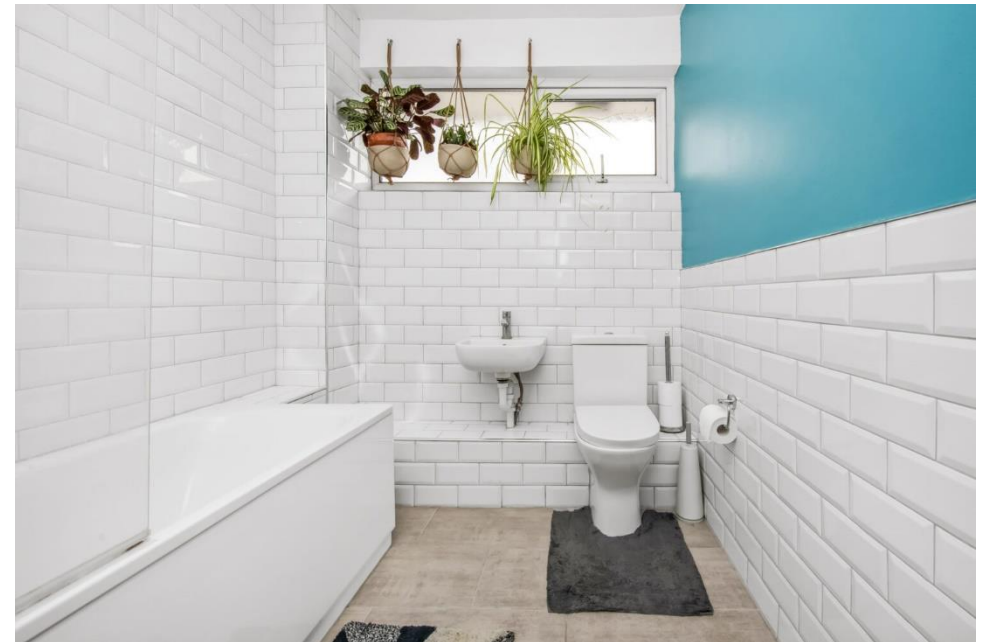




North Crofts SE23
Guide price £500,000 - £525,000

0208 702 9444
pedderproperty.com

pedder



In general

- Online video tour and in person viewings available
- Spacious reception/dining room
- Separate fitted kitchen
- Modern family bathroom suite
- Three bedrooms
- West facing private rear garden
- Plenty of storage
- Gated off-street parking
- Wooden flooring
- Close to excellent transport links

In detail

Guide Price - £500,000-£525,000.

A wonderful three-bedroom mid-terraced house for sale on the borders of East Dulwich and Forest Hill with woodland views.

This property comprises a spacious reception/dining room, separate fitted kitchen, modern family bathroom suite, three bedrooms and a private, west facing rear garden. Further benefits include plenty of storage, gated off-street parking, fitted wardrobes, wooden flooring, an abundance of light, excellent views and so much more.

The property is situated approximately just 0.5 miles to 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 very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes, gastro pubs, The Horniman Museum & Gardens and Dulwich & Sydenham woods. EPC: C.

Call the Pedder Forest Hill sales team to arrange a viewing today.



Floorplan

North Crofts SE23

Approximate Gross Internal Area
Ground Floor = 42.6 sq m / 459 sq ft
First Floor = 40.0 sq m / 431 sq ft
Total (Excluding Stores)
82.6 sq m / 890 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2021
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		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.