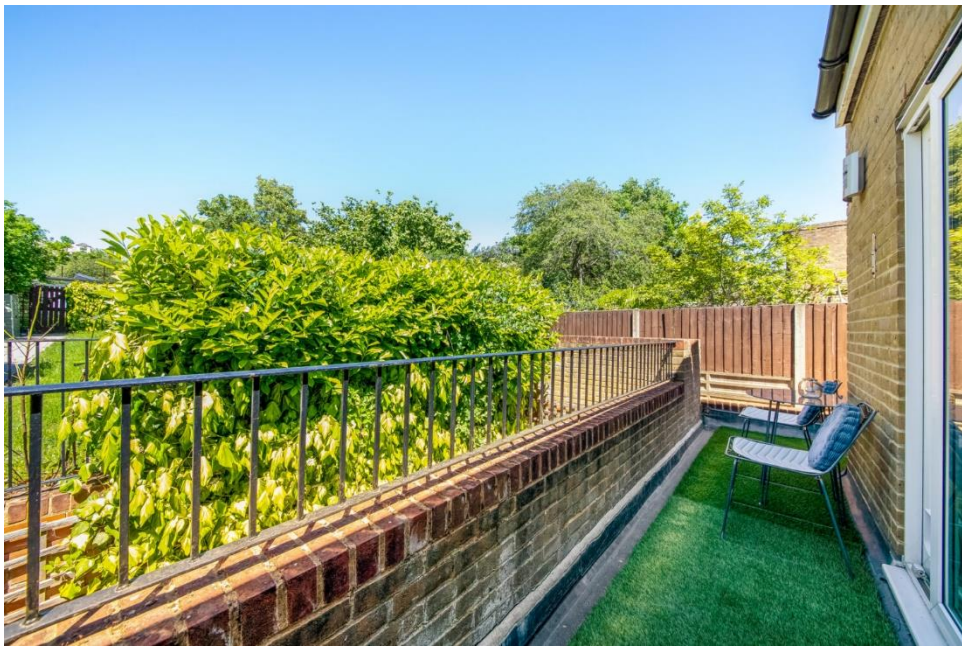




St Germans Road SE23
Guide price £500,000 - £525,000

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In general

- Online video tour
- Open plan kitchen/reception room
- Separate WC
- Two bedrooms both boasting en-suites
- Private Terrace
- Shared garden with direct access
- Off-street parking
- Over 900 sq ft
- Plenty of storage
- Close to excellent transport links
- Private entrance

In detail

Guide price £500,000 - £525,000.

A beautiful two bed, two bath, Victorian conversion for sale on the popular St Germans Road with a private terrace and shared garden with direct access.

This property comprises a bright and spacious open plan kitchen/reception room, separate WC, private terrace, shared garden with direct access and two double bedrooms both with en-suites of which the master boasts direct access to a private patio. Further benefits include an abundance of light, plenty of storage, a large communal garden, off-street parking and so much more.

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. EPC: C.

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



Floorplan

St Germans Road, SE23

Approximate Gross Internal Area

Basement = 42.0 sq m / 452 sq ft

Ground Floor (Excluding Void)

44.0 sq m / 474 sq ft

Total = 86.0 sq m / 926 sq ft



□ = 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	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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