



Vancouver Road, SE23
OEIO £375,000

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In general

- Two double bedroom
- New kitchen and bathroom
- Double glazed sash windows
- Recently refurbished
- Open plan kitchen/reception room
- Popular street
- Close to excellent transport links
- Oak wood flooring
- Period features
- EPC: C

In detail

A beautifully presented bright and spacious first floor Victorian conversion for sale on the sought after Vancouver Road.

This stunning south facing property with views across allotments has been recently renovated by an architect and comprises a spacious open plan kitchen/living room, modern bathroom suite and two double bedrooms. Further benefits include new fitted kitchen, new bathroom, new carpets, oak wood flooring, high ceilings, period style fireplace, traditional style column radiators, double glazed sash windows, fitted cupboards, plenty of storage and so much more.

The property is situated within close proximity of Forest Hill, Honor Oak Park, Catford and Catford Bridge stations offering excellent transport links into London Bridge, Victoria, Blackfriars, Charing Cross, Canada Water and many other locations.

It is also near to two outstanding rated Primary Schools and various other local amenities including a variety of restaurants, coffee shops, gastro pubs and green spaces including Blythe Hill Fields, Mayow Park and Beckenham Place Park.

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

EPC: C | Council Tax Band C | Lease: 92 years remaining | SC: £974.16 | GR: £150.00 | BI: £918.56 approx



Floorplan

Vancouver Road, SE23

Approximate Gross Internal Area
53.3 sq m / 574 sq ft



First 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		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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