



Ashton Heights SE23
OIEO £325,000

0208 702 9444
pedderproperty.com

pedder



In general

- Chain free
- In need of modernisation
- Near to Forest Hill station
- Communal gardens
- Two bedrooms
- Share of Freehold
- Spacious reception room
- Close to the wonderful Horniman Museum & Gardens
- Private garage en-bloc with lighting & power
- Unallocated off-street parking for residents and their visitors

In detail

A chain free two bedroom apartment for sale in need of modernisation set off the very popular Horniman Drive in Forest Hill.

This property is offered with a share of the freehold and comprises a spacious reception room, bathroom suite, two bedrooms, separate kitchen and well maintained communal gardens. Further benefits include a private garage en-bloc with lighting and power and also unallocated off-street parking for residents and their visitors.

The property is situated approximately 0.4 miles to Forest Hill station offering excellent 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 popular schools, restaurants, coffee shops, cafes, gastro pubs and the amazing Horniman Museum and Gardens.

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

EPC: D | Council Tax: Band C | Service Charge: £138.86 | Share of Freehold

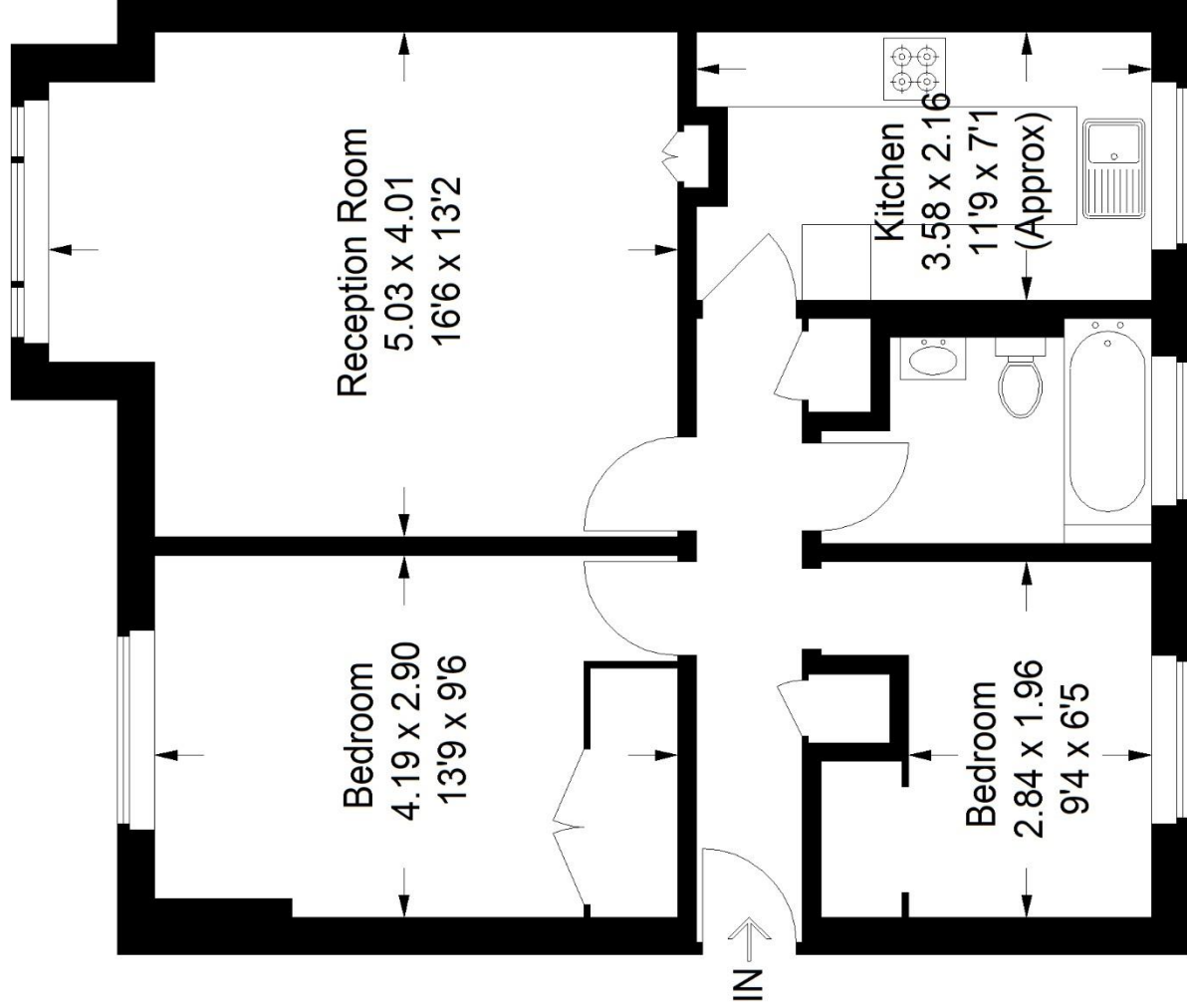


Floorplan

Ashton Heights, SE23

Approximate Gross Internal Area

58.9 sq m / 634 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2022

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	56 D	74 C
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.