



Church Rise SE23  
Guide- £475,000 - £500,000

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# In general

- Guide Price - £475,000-£500,000
- Spacious kitchen/reception room
- Two modern bathroom suites
- Large communal gardens
- Off street gated parking
- Underfloor heating throughout
- Solid oak floors and doors throughout
- Stained double glazed windows
- Close to excellent transport links

# In detail

A very rare opportunity to purchase a simply stunning split-level home forming part of the astonishing Apostles Church in the heart of Forest Hill.

Boasting over 1,000 Sq Ft of exceptional living space, the property comprises a spacious kitchen/reception room, two double bedrooms of which the master boasts built in wardrobes and a stone arch, two modern bathroom suites and large communal gardens. The property is finished to a high specification and benefits further from wonderful views, allocated off-street gated parking, new immersion heater and built-in washing machine, solid oak floors and doors throughout, stained double glazed windows, underfloor heating, plenty of storage, an abundance of light and so much more.

The property is located approximately just 0.3 miles from Forest Hill station offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also a short walk from various local amenities including a variety of restaurants, coffee shops, cafes, parks and Horniman Museum and Gardens.

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

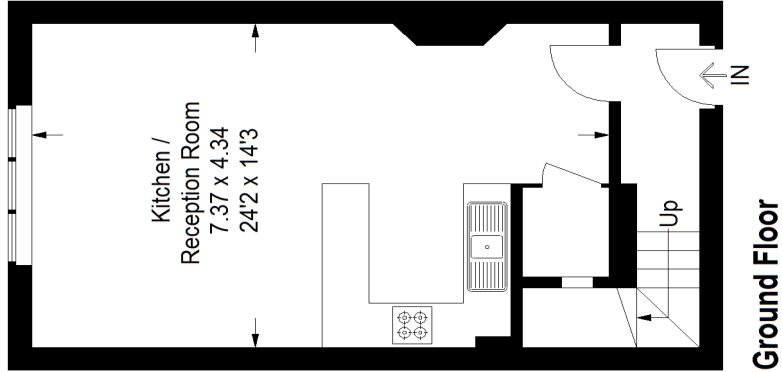
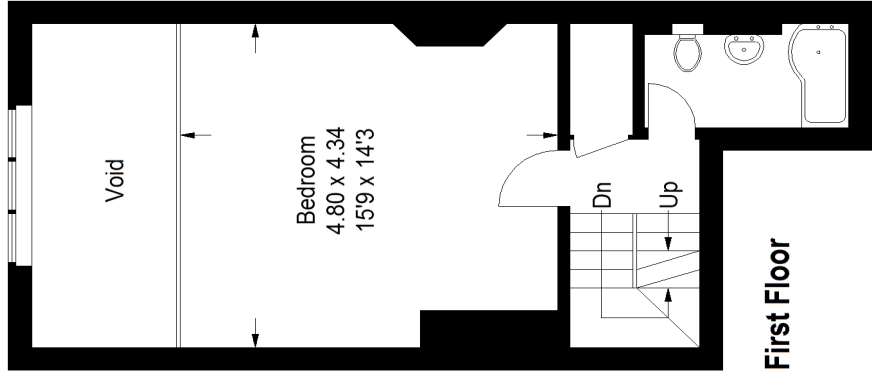
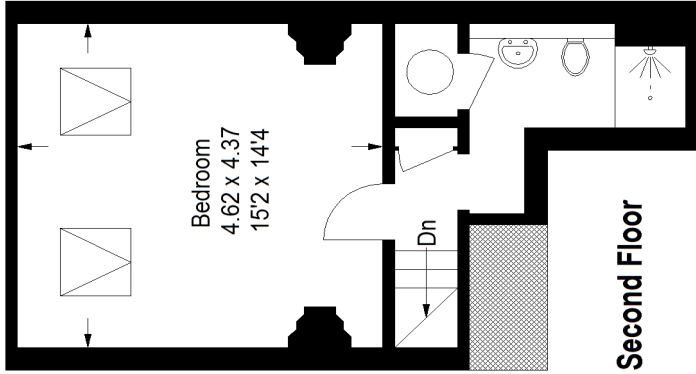
EPC: F | Council Tax Band: TBC | Lease: 107 years remaining | SC: £3,084 per annum | GR: £200 per annum



# Floorplan

## The Apostles, SE23

Approximate Gross Internal Area  
Ground Floor = 37.2 sq m / 400 sq ft  
First Floor (Excluding Void)  
31.4 sq m / 338 sq ft  
Second Floor = 29.4 sq m / 316 sq ft  
Total = 98.0 sq m / 1054 sq ft



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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		
39-54	E		
21-38	F	27   F	33   F
1-20	G		

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