



Sydenham Rise SE23  
Guide £525,000 - £550,000

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# In general

- Chain free
- Spacious reception room
- Separate fitted kitchen
- Two bedrooms
- Modern bathroom suite
- Plenty of storage
- Underfloor heating
- Fitted wardrobes
- Stunning views over Central London
- Close to excellent transport links

# In detail

A wonderful two double bedroom apartment for sale in the incredibly popular Frobisher court with breathtaking views of London.

This lovely apartment comprises a very spacious 22ft dining/reception room, separate fitted kitchen, modern bathroom suite and two double bedrooms. Further benefits include underfloor heating in the kitchen and bathroom, vent air gas central heating, plenty of storage, fitted wardrobes, stunning views over Central London and Canary Wharf, new lift, separate garage, an abundance of light and so much more.

The property is set approximately just 0.5 miles from 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 just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs. EPC: D.

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

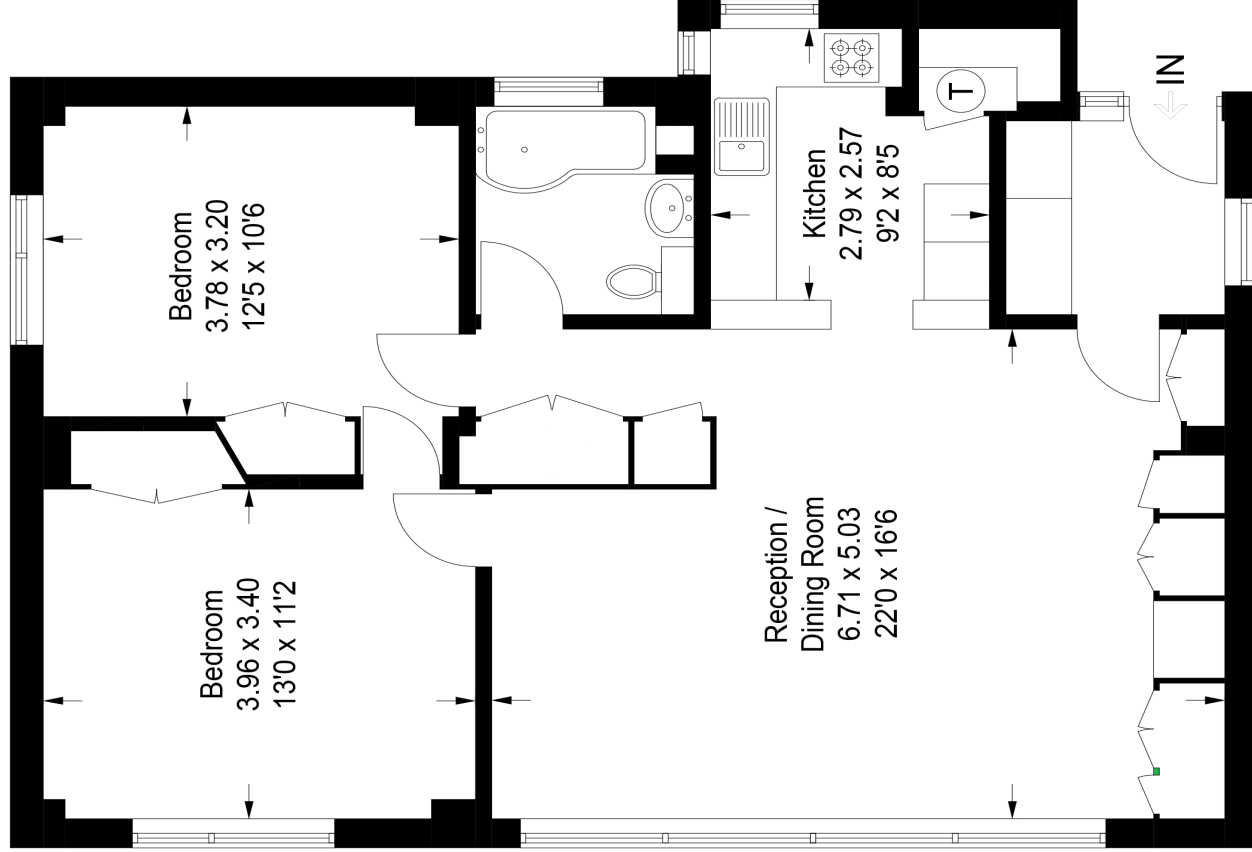




# Floorplan

## Frobisher Court, SE23

Approximate Gross Internal Area = 81.8 sq m / 880 sq ft



### Seventh Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	72   C
39-54	E		
21-38	F		
1-20	G		

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