



Stanstead Road SE23  
Guide £375,000 - £400,000

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# In general

- Spacious reception room
- Separate fitted kitchen
- Two double bedrooms
- Modern bathroom suite
- Private rear garden
- Balcony
- Second floor flat
- New boiler
- Fitted wardrobes
- Plenty of storage
- Close to excellent transport links

# In detail

A bright and spacious split-level two double bedroom apartment for sale just moments from Forest Hill station with a private rear garden.

The property is set on a quiet section of Stanstead Road and comprises a spacious front reception room that leads directly on to a private balcony, separate fitted kitchen, two double bedrooms, modern bathroom suite and a beautiful private rear garden. Further benefits include an abundance of light, recently decorated throughout, new boiler, plenty of storage, fitted wardrobes, double glazing and a modern finish.

The property is situated approximately just 0.2 miles to 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 very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs. EPC: C.

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



# Floorplan

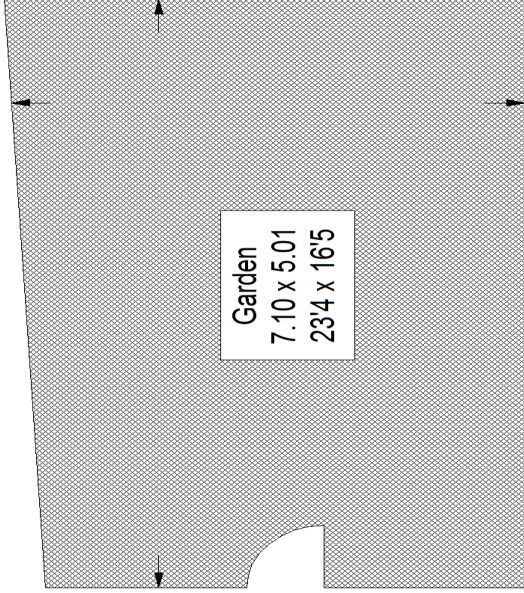
## Stanstead Road SE23

Approximate Gross Internal Area

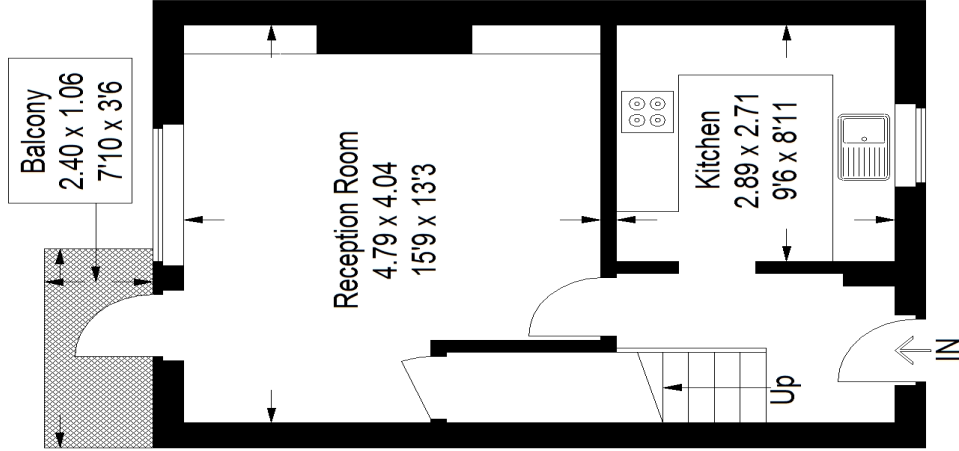
Second Floor = 33.4 sq m / 360 sq ft

Third Floor = 33.1 sq m / 356 sq ft

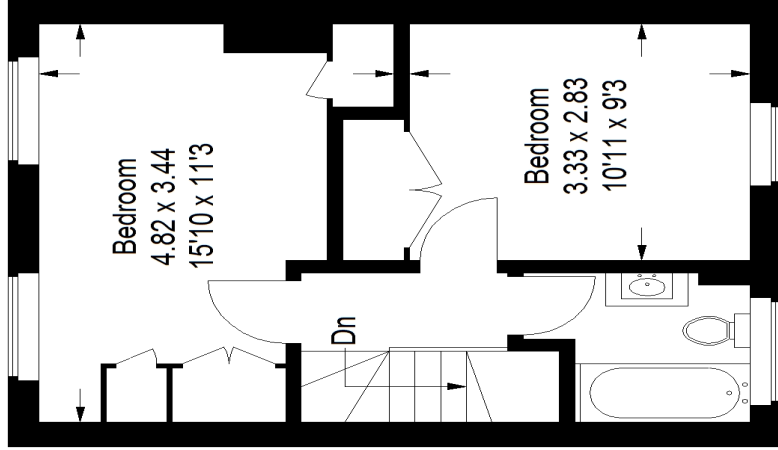
Total = 66.5 sq m / 716 sq ft



(Not Shown In Actual  
Location / Orientation)



### Second Floor



### Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID808178)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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