



Montem Road SE23
£500,000

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pedderproperty.com

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In general

- Offered chain free
- 149 year lease with pepper corn tax
- Large private rear garden
- Spacious reception room
- Separate fitted kitchen
- Modern bathroom suite
- Two double bedrooms
- Private entrance
- Side access
- Double glazing throughout
- Close to excellent transport links

In detail

A beautiful two double bedroom ground floor period maisonette for sale with direct access to a large private rear garden.

Offered chain free, this stunning property comprises a bright and spacious reception room, eat-in kitchen, modern bathroom suite, two double bedrooms and a large private rear garden. Further benefits include double glazing throughout, a private entrance, plenty of storage, side access, engineered wooden flooring, fitted wardrobes, an abundance of natural light and so much more.

The property is located approximately just 0.6 miles from Honor Oak Station, it is also nearby Forest Hill, Catford and Catford Bridge stations offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, parks and cafes. Offered chain free. EPC: D.

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

From the owners:

We fell in love with this property years ago because of a few simple things; its private front door, its large rooms and high ceilings and its stunning private back garden. We did some work when we moved in, insulating the floor and levelling it out with new wooden flooring. We also added in the window that allows light to flow from the front rooms to the living space to share the beautiful evening light through the house. The french doors were added to be able to have the option of an open living space, plus a new front security door.

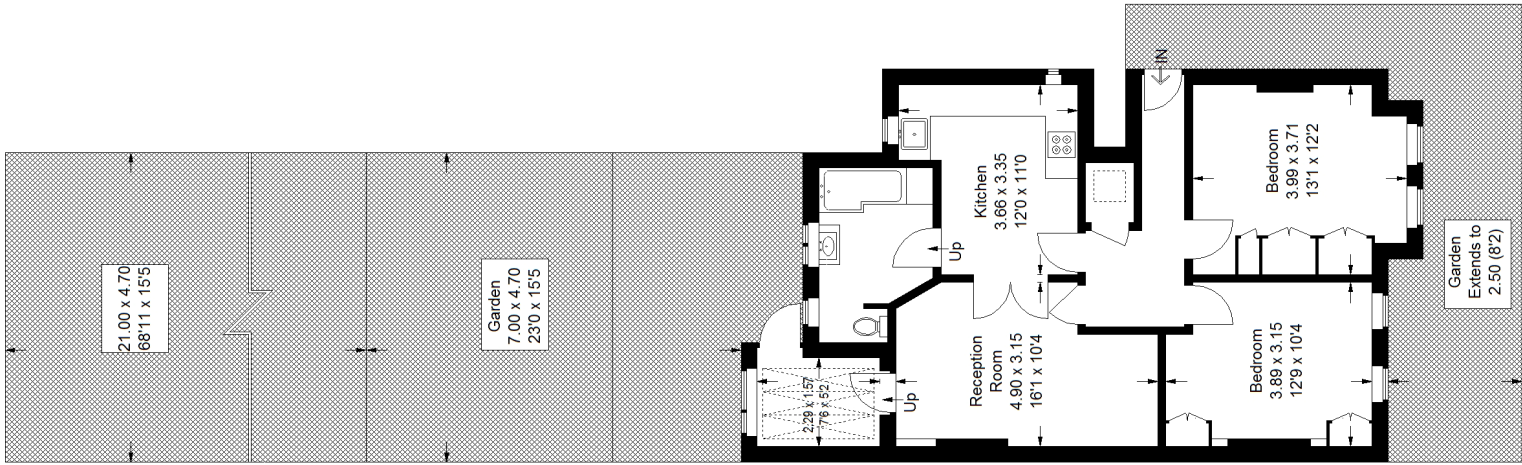
We have added a photo of the garden taken in summer to show how much it blooms and how colourful it is. It's such a beautiful and private space.



Floorplan

Montem Road SE23

Approximate Gross Internal Area
71.6 sq m / 771 sq ft



□ = Reduced headroom
below 1.5 m / 5'0

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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	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

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