



Vancouver Road, SE23
£525,000

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In general

- Chain free
- Spacious reception room with bay windows
- Modern fitted kitchen
- Two bathroom suites
- An abundance of light
- Plenty of storage
- Close proximity to local stations
- Split-level maisonette
- Four double bedrooms
- Set over 1,442 Sq Ft

In detail

A huge four bedroom split-level maisonette for sale on the popular Vancouver Road, set over 1,442 Sq Ft.

The property comprises a spacious front reception room with bay window and feature fireplace, a separate modern fitted kitchen, two neutral bathroom suites and four double bedrooms.

The property is located within close proximity to Forest Hill, Honor Oak Park, 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, cafes and parks.

Call the Pedder Forest Hill sales team now to arrange a viewing. Offered chain free

EPC: D | Council Tax Band D | Lease: 111 years remaining | SC: £1,390.50 (less annual refund) | GR: £400 | BI: Included in service charge



Floorplan

Vancouver Road, SE23



Approximate Gross Internal Area

Ground Floor = 3.4 sq m / 37 sq ft

First Floor = 76.9 sq m / 817 sq ft

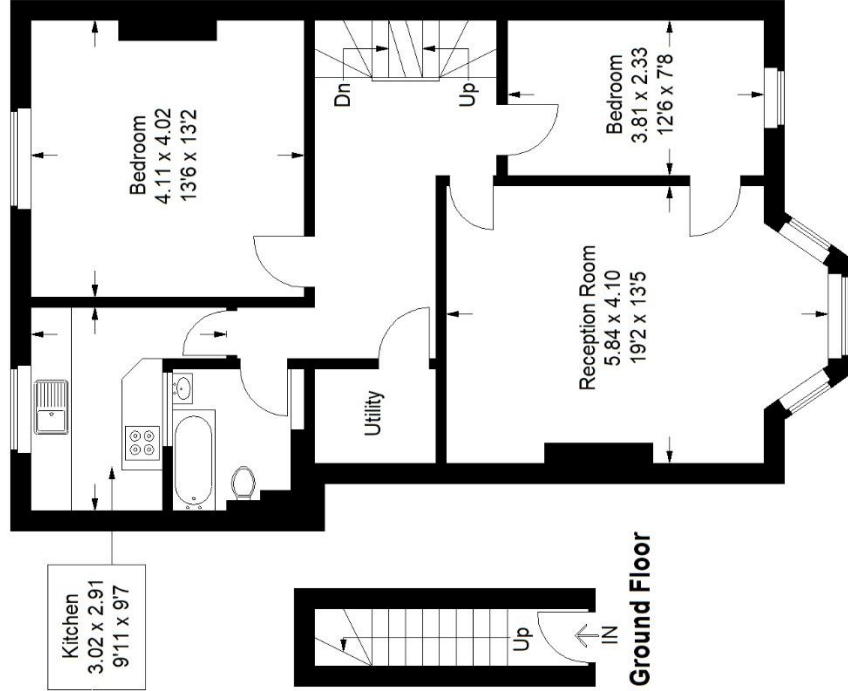
Second Floor (Excluding Void)

54.7 sq m / 588 sq ft

Total = 134.0 sq m / 1442 sq ft



Second Floor



First Floor

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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		
1-20	G		

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