



Church Rise SE23
£625,000

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In general

- Chain free
- Over 1,390 Sq Ft
- Stunning reception room
- Close to excellent transport links
- Gated off-street parking for two cars
- Two modern bathrooms
- Breathtaking dual aspect views
- Rarely available property
- 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 1,390 Sq Ft of exceptional living space, the property comprises two double bedrooms of which both benefit from built in wardrobes and the master also has an en-suite bathroom, an incredibly spacious kitchen/reception room with vaulted ceilings that expose the original timber beams, a large modern bathroom suite and a separate WC. The property is finished to a high specification throughout and benefits further from dual aspect breathtaking views over the London skyline, allocated off-street gated parking for two cars, plenty of storage, an abundance of light, shared lift, a large communal garden 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. Offered chain free. EPC: E.

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



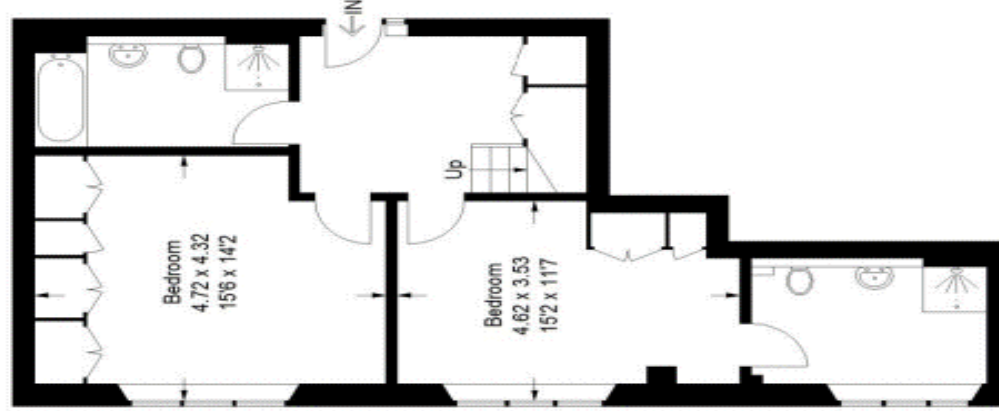
Floorplan

The Apostles, SE23

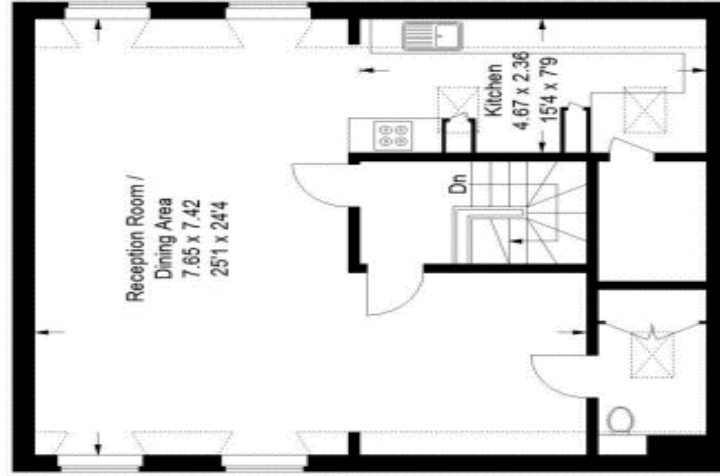
Approximate Gross Internal Area
Third Floor = 60.3 sq m / 649 sq ft
Fourth Floor = 68.9 sq m / 742 sq ft
Total = 129.2 sq m / 1391 sq ft



 = Reduced headroom
below 1.5 m / 5'0"



Third Floor



Fourth 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	49 E	50 E
21-38	F		
1-20	G		

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