



St Germans Road SE23
£325,000

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In general

- Offered chain free
- Bright and spacious reception room
- Modern fitted kitchen
- One double bedroom
- Bathroom suite
- Private balcony
- Shared garden
- Modern finish throughout
- Popular location
- Close to excellent transport links

In detail

A beautiful one double bedroom Victorian conversion for sale on the popular St Germans Road with a shared garden and private balcony.

This property comprises a bright and spacious reception room, a modern fitted kitchen, bathroom suite, one double bedroom and a private balcony. Further benefits include a shared garden, an abundance of light, plenty of storage and a modern finish throughout.

The property is located approximately just 0.6 miles to both Forest Hill and Honor Oak Park Stations offering fantastic transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury and Islington and many other locations. It is also just a short walk to various amenities including a variety of restaurants, coffee shops, cafes and gastro pubs. Offered chain free. EPC: C.

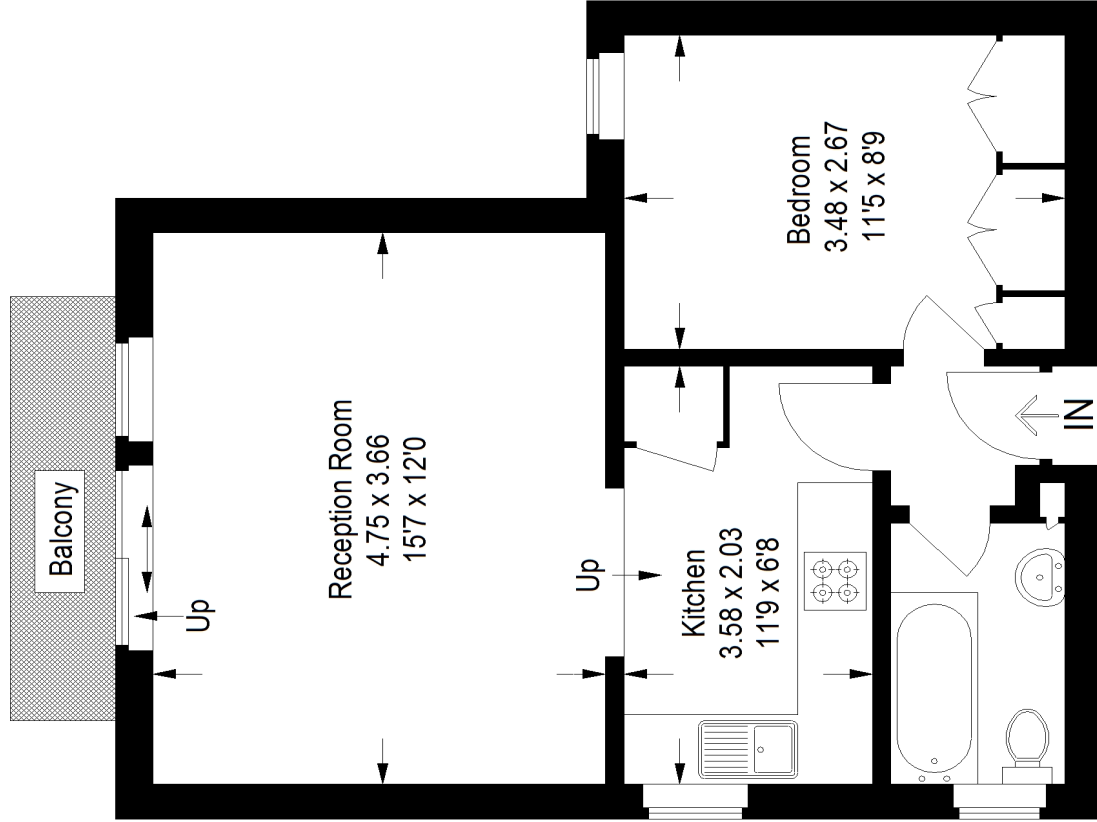
Viewings are highly recommended, call the Forest Hill sales team to book a viewing today.



Floorplan

St Germans Road, SE23

Approximate Gross Internal Area
41.0 sq m / 441 sq ft



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	75 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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