



Wood Vale, SE23
£450,000

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In general

- Chain free
- Share of freehold
- Spacious open plan kitchen/reception room
- Stripped wooden flooring
- Plenty of storage
- Abundance of natural light
- 0.6 miles to Forest Hill station
- Wooden shutters
- High ceilings

In detail

A very well presented two bedroom period conversion for sale situated on a beautiful tree lined residential street on the borders of Forest Hill and East Dulwich.

This wonderful property is offered with a share of the freehold and comprises a spacious open plan kitchen/reception room, two bedrooms of which the master boasts a large bay window and a neutral bathroom suite. Further benefits include original stripped wooden flooring, high ceilings, plenty of storage, wooden shutters, an abundance of natural light and so much more.

The property is situated approximately 0.6 miles to Forest Hill station offering excellent transport links to London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. Other local amenities including a variety of restaurants, coffee shops, gastro pubs, cafes and the wonderful Horniman Park & Museum are also very close by.

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

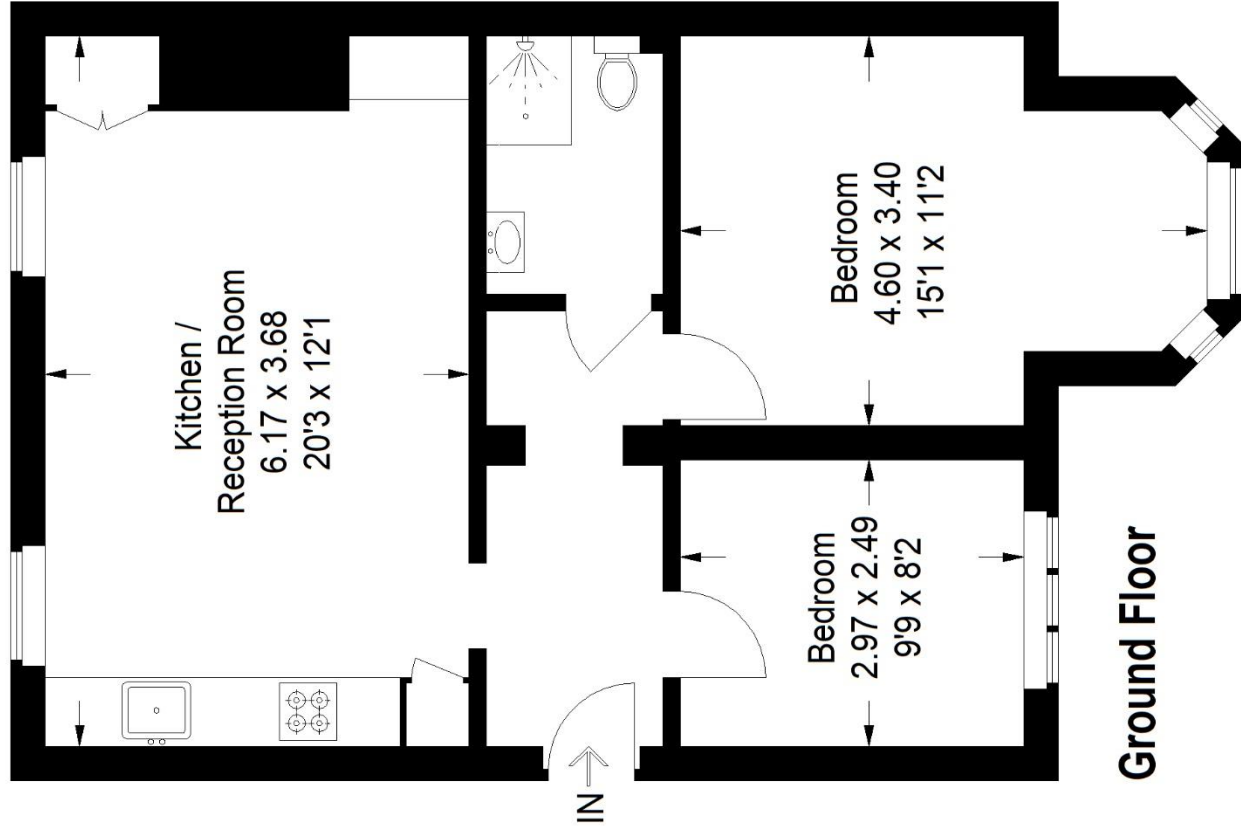
EPC: C | Council Tax Band B | Lease: TBC remaining | SC: £100 | GR: £0 | BI: Included in SC



Floorplan

Wood Vale, SE23

Approximate Gross Internal Area
56.4 sq m / 607 sq ft



Ground 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	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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