



Queenswood Road SE23  
£400,000

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# In general

- Share of freehold
- Large front reception room
- Separate fitted kitchen
- Two double bedrooms
- Large private rear garden
- Modern bathroom suite
- Double glazing
- Period features
- An abundance of light
- Close to excellent transport links

# In detail

A charming two double bedroom Victorian conversion for sale on the very popular Queenswood Road with a large private rear garden.

The property comprises a spacious front reception room complete with square bay window, separate fitted kitchen, modern bathroom suite, two double bedrooms and a wonderful private rear garden. Further benefits include a share of freehold, plenty of storage, period features, an abundance of light and so much more.

The property is situated in close proximity to Forest Hill and Sydenham Stations, offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs. EPC: E.

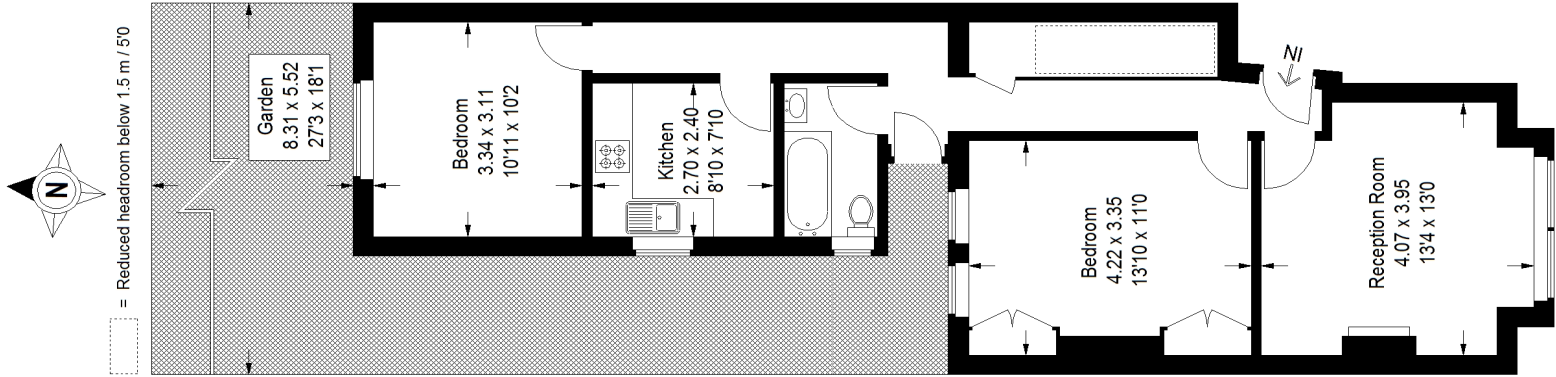
Call the Pedder Forest Hill Sales team to arrange a viewing today.





# Floorplan

Queenswood Road SE23  
Approximate Gross Internal Area  
65.5 sq m / 705 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		
55-68	D		
39-54	E	54   E	73   C
21-38	F		
1-20	G		

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