



Stanstead Road SE23  
£325,000

0208 702 9444  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Two spacious double bedrooms
- Separate fitted kitchen
- New bathroom
- High ceilings
- 189 year lease
- New carpets
- Double glazing
- Plenty of storage
- Chain free
- Close to excellent transport links



# In detail

A very well presented two double bedroom apartment for sale on Stanstead Road.

This newly decorated property comprises a spacious reception room, two double bedrooms, a new separate fitted kitchen and bathroom. Further benefits include high ceilings, 189 year lease, new carpets, parking available on evenings and weekends, double glazing, plenty of storage, gas central heating and so much more.

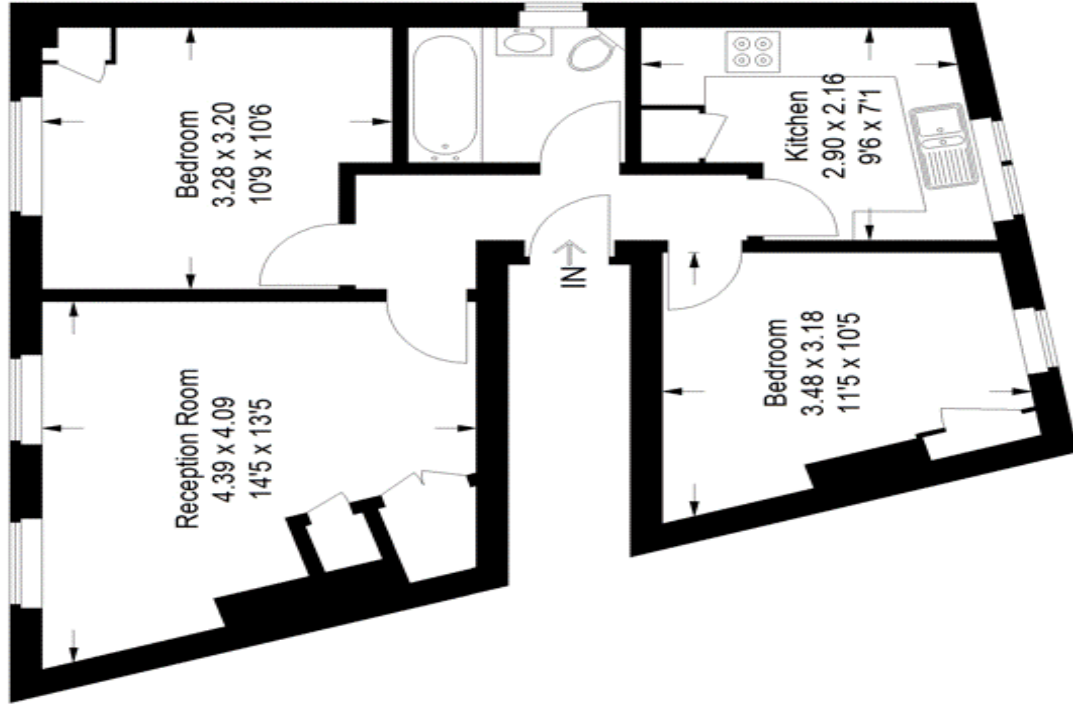
The property is situated approximately just 0.6 miles to Forest Hill and Honor Oak stations offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs. Offered chain free. EPC: E.

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



# Floorplan

**Stanstead Road, SE23**  
**Approximate Gross Internal Area**  
**51.9 sq m / 559 sq ft**



## First Floor

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2021  
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	53   E	71   C
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.