



Stanstead Road, SE23
Offers in excess £400,000

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In general

- Offered chain free
- Split level
- Spacious front reception room
- Private garden
- Two double bedrooms
- Separate fitted kitchen
- Balcony
- Modern finish throughout
- 0.2 miles to Forest Hill station

In detail

A bright and spacious split-level two double bedroom apartment for sale just moments from Forest Hill station with a private rear garden. Offered chain free.

The property is set on a quiet section of Stanstead Road and comprises a spacious front reception room that leads directly on to a private balcony, separate fitted kitchen, two double bedrooms, modern bathroom suite and a beautiful private rear garden within a stones throw from the property. Further benefits include off street parking on a first come first serve basis, shed in the garden currently used as an office, plenty of storage, fitted wardrobes, double glazing and a modern finish throughout.

The property is situated approximately just 0.2 miles to Forest Hill station 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.

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

EPC: C | Council Tax Band: B | Lease: 175 years remaining | SC: £114 per month | GR: £10 per annum | BI: Included in SC



Floorplan

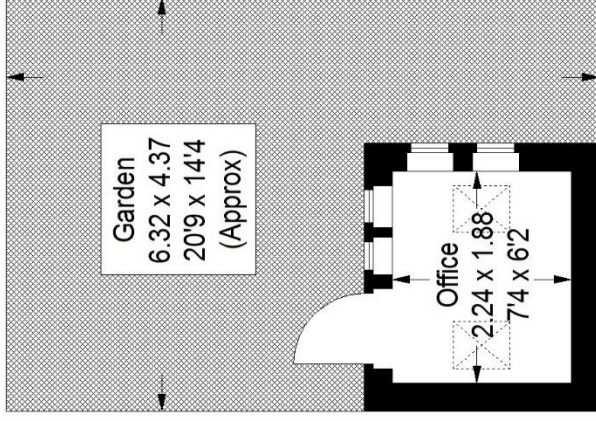
Stanstead Road, SE23

Approximate Gross Internal Area

66.5 sq m / 716 sq ft

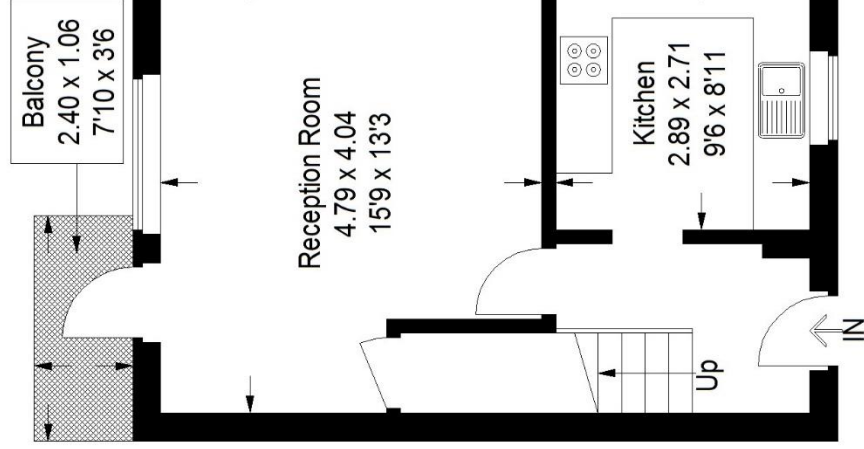
Outbuilding = 4.4 sq m / 47 sq ft

Total = 70.9 sq m / 763 sq ft

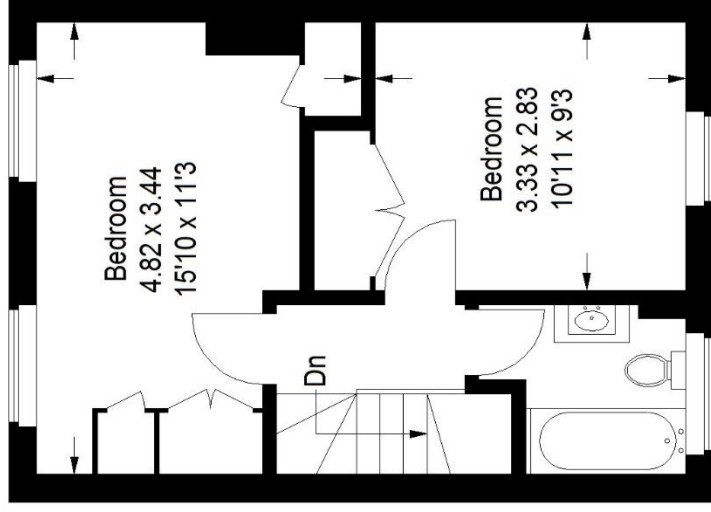


Outbuilding

(Not Shown In Actual Location / Orientation)



Second Floor



Third 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	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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