



Knapdale Close, SE23  
OIEO £315,000

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# In general

- Two double bedrooms
- Separate fitted kitchen
- Spacious bright reception room
- Modern bathroom suite
- 0.6 miles to Forest Hill Station
- Chain free
- 0.3 miles to Horniman Museum and Gardens

# In detail

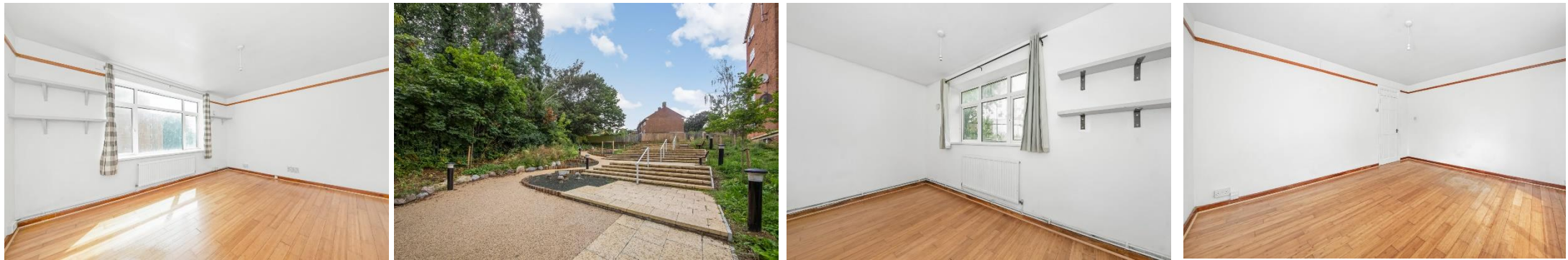
A well presented two double bedroom, ground floor apartment for sale on Knapdale Close.

This lovely property comprises a bright and spacious reception room, separate fitted kitchen, a modern bathroom suite and two double bedrooms. Further benefits include, communal gardens, off street parking, wooden flooring, built in storage, an abundance of light throughout and so much more.

Situated approximately 0.6 miles from Forest Hill Station offering excellent transport links into London via National Rail and London Overground services.

The property is also conveniently located for various other local amenities, including a variety of restaurants, coffee shops, gastro pubs, cafes, forest hill swimming pools, ample green space, local parks and only 0.3 miles to the Horniman Museum and Gardens. Viewings are highly recommended; call the Pedder Forest Hill sales team to arrange a viewing.

EPC: D | Council Tax Band D | Lease: 95 years remaining | SC: £1,300pa | GR: £10 | BI: Included in SC

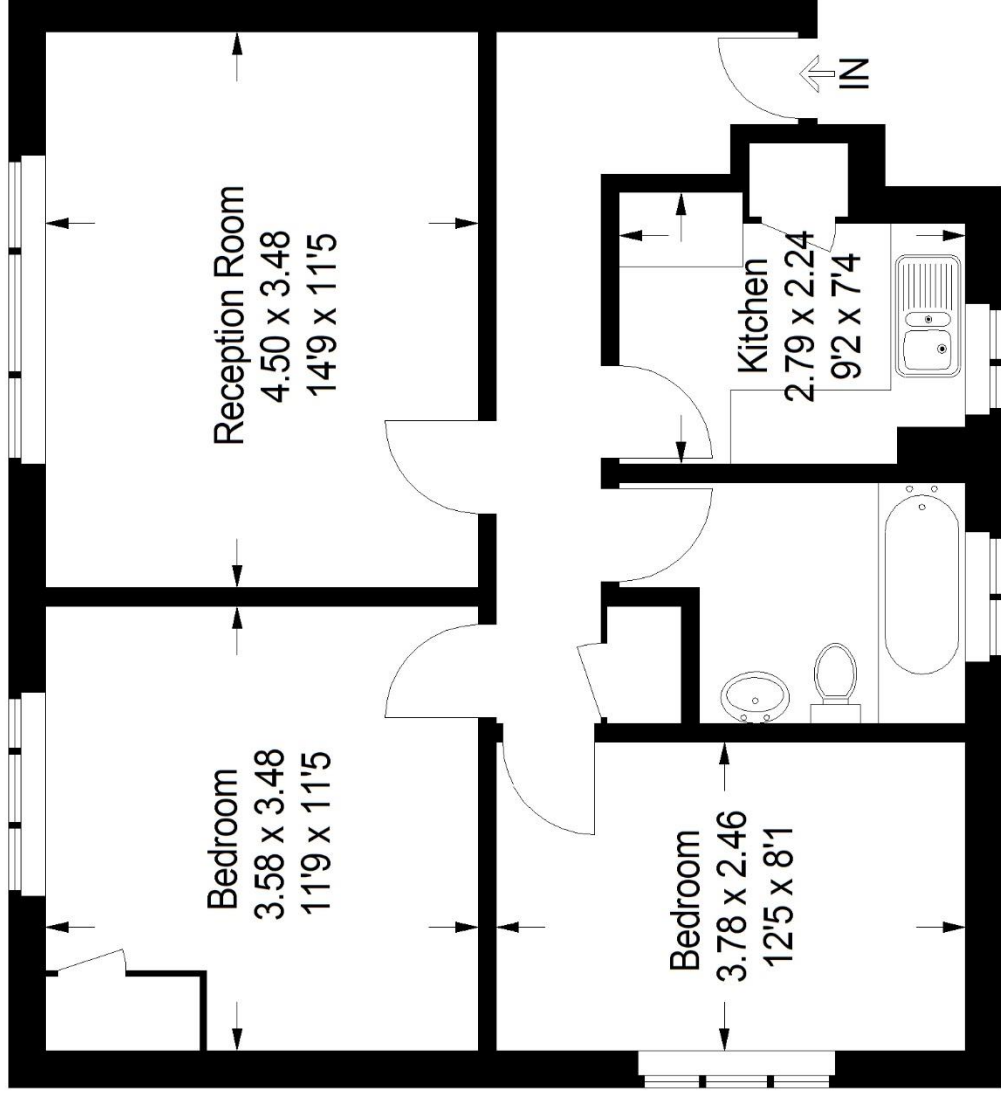


# Floorplan

## Knapdale Close, SE23

Approximate Gross Internal Area

59.6 sq m / 642 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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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