



London Road, SE23
£400,000

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In general

- Spacious double bedroom complete with bay window
- Separate fitted modern kitchen
- Large reception room
- Private garden
- Allocated off-street parking
- New boiler
- Sash windows
- 0.2 miles to Forest Hill station
- Minutes away from Horniman Museum & Gardens

In detail

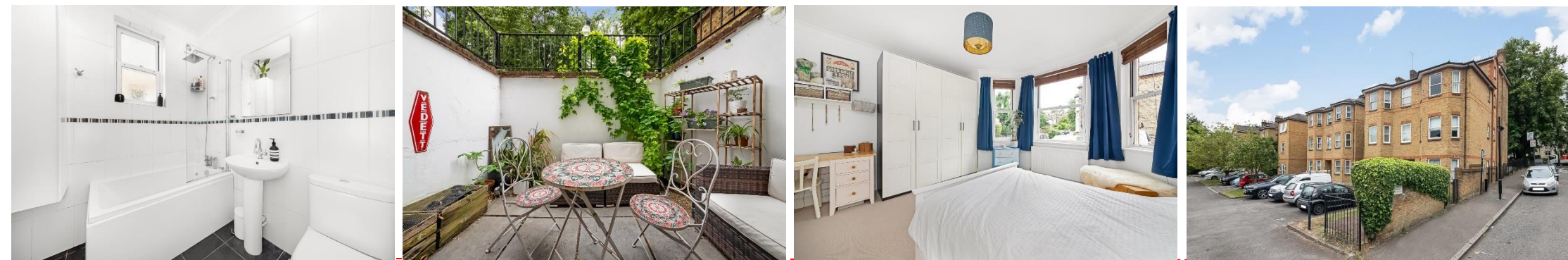
A beautifully presented one double bedroom garden flat for sale in the heart of Forest Hill.

Set in a stunning double fronted detached building, this charming flat comprises a spacious double bedroom complete with bay window, separate fitted modern kitchen, neutral bathroom suite and a spacious reception room leading onto a private garden. Further benefits include storage, allocated off-street parking, sash windows, high ceilings, gas fireplace, new boiler, new flooring, various other period features and so much more.

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. across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, Forest Hill pools & fitness centre, coffee shops, cafes, gastro pubs and the wonderful Horniman Museum & Gardens.

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

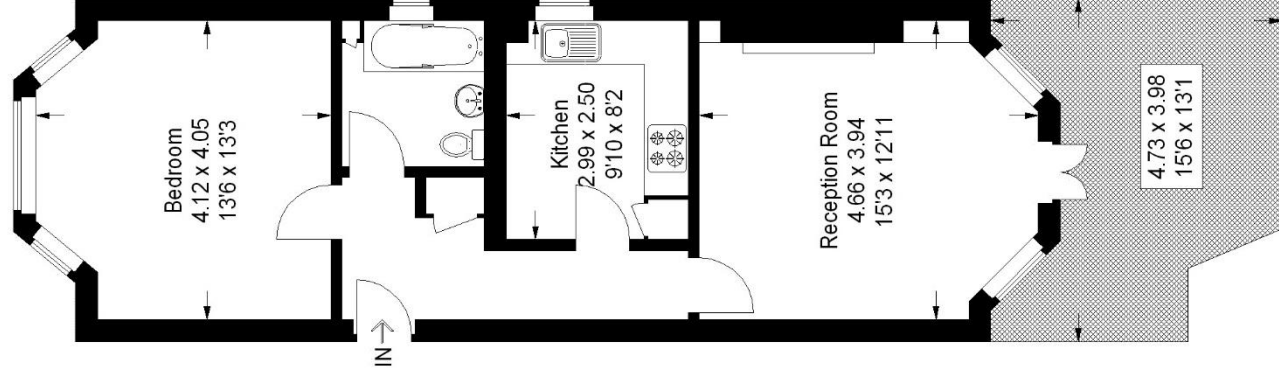
EPC: C | Council Tax Band: C | Lease: 153 years remaining | SC: £208.33pa | GR: Included in service charge | BI: Included in service charge



Floorplan

Horniman Grange, SE23

Approximate Gross Internal Area
53.9 sq m / 580 sq ft



Basement

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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		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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