



Church Rise, SE23  
Guide £550,000 - £575,000

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# In general

- Period property
- Spacious kitchen/reception room
- Beautiful private garden with side access
- Two double bedrooms
- Built in wardrobe with excellent storage
- Well maintained communal hallway
- Off-street parking
- 0.2 miles from Forest Hill station

# In detail

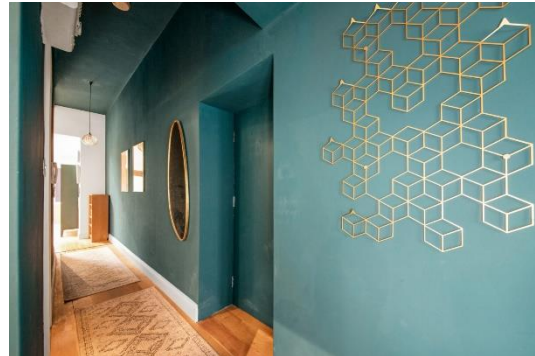
A wonderful two double bedroom apartment with private garden for sale on the very sought-after Church Rise in Forest Hill.

This amazing period property comprises a spacious kitchen/reception room that leads to a beautiful private garden with side access, two double bedrooms and a modern, newly tiled bathroom suite. Further benefits include a modern finish throughout, built in wardrobe with excellent storage, well maintained communal hallway, new boiler, cooker and dishwasher, an abundance of light, off-street parking and so much more.

The property is set on quiet, leafy street approximately 0.2 miles from 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 just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and local parks.

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

EPC:D | Council Tax: Band C | Lease: 107 years remaining | SC: £1,650 | GR: £200 | BI: Included in SC

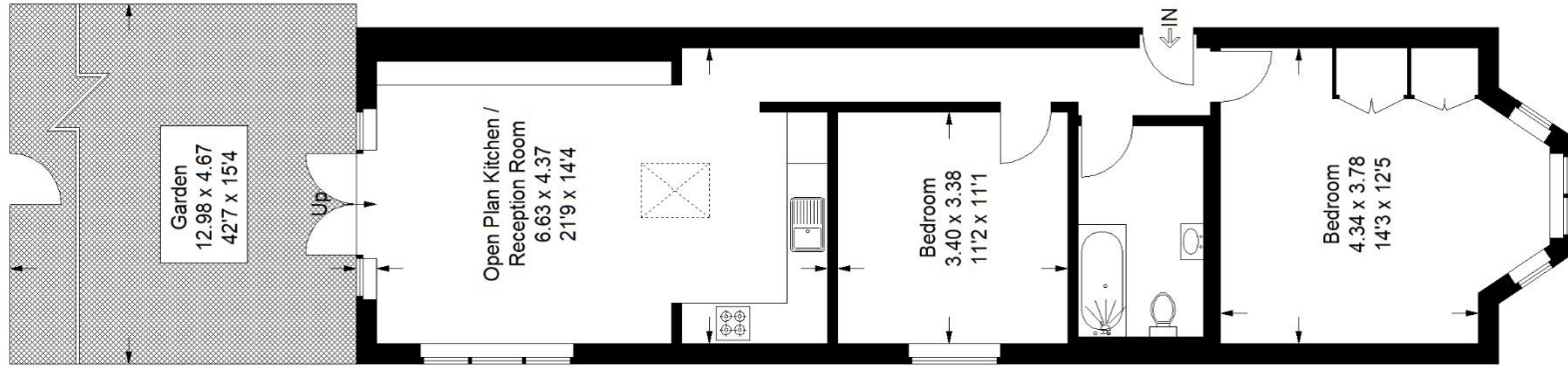


# Floorplan

Church Rise, SE23



Approximate Gross Internal Area  
72.4 sq m / 779 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		73   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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