



St Germans Road, SE23
Guide Price £350,000-£375,000

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In general

- Chain free
- Spacious reception room
- Two double bedrooms
- Two bathrooms
- Shared rear garden
- Off street parking
- Close to excellent transport links
- Garage
- Fitted kitchen

In detail

A bright and spacious two bedroom, two bathroom, Victorian conversion for sale on St Germans Road in Forest Hill. Offered chain free.

This property comprises a spacious front reception room, fitted kitchen, two double bedrooms of which the master boasts an en-suite, main bathroom suite and a shared garden. Further benefits include off street parking, garage, gas central heating, storage space and so much more.

Located approximately just 0.7 miles to Forest Hill and Honor Oak Stations offering excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, parks and cafes.

Call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: C | Council Tax Band: C | Lease 100 years remaining | SC: £1,000pa | GR: £230 | BI: Included in SC



Floorplan

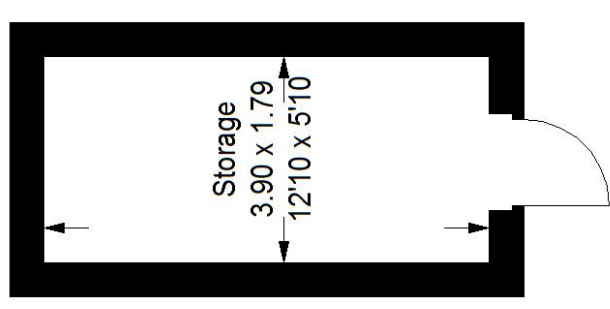
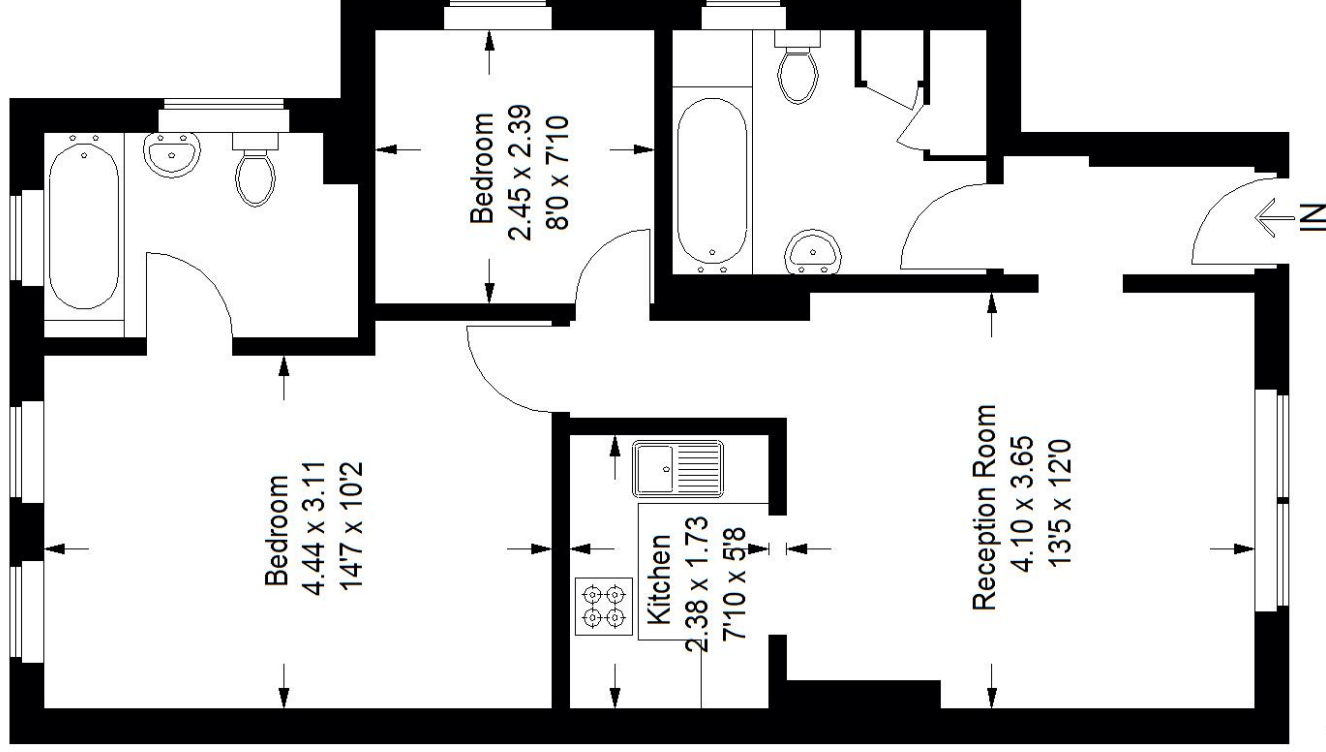
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Approximate Gross Internal Area

57.9 sq m / 623 sq ft

Storage = 7.2 sq m / 78 sq ft

Total = 65.1 sq m / 701 sq ft



(Not Shown In Actual Location / Orientation)

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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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