



London Road, SE23
OIEO £475,000

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In general

- Bright and spacious reception/dining room
- Separate fitted kitchen
- Modern bathroom suite
- Two double bedrooms
- High ceilings
- Spacious hallway
- Double glazing
- Just 0.3 miles to Forest Hill station
- 990 Year lease on completion
- Popular mansion building

In detail

A wonderful two double bedroom apartment for sale in the heart of Forest Hill.

This recently renovated property comprises a bright and spacious reception/dining room, separate fitted kitchen, modern bathroom suite and two double bedrooms. Further benefits include high ceilings, spacious hallway, an abundance of light, double glazing, fireplace, new radiators, communal gardens, plenty of storage and so much more.

Set approximately just 0.3 miles to Forest Hill station offering excellent links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, gastro pubs, coffee shops, cafes and the ever popular Horniman Museum and gardens.

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

EPC: D | Council Tax Band: C | Lease: 990 years on completion | SC: £150pm | GR: £10pa | BI: TBC

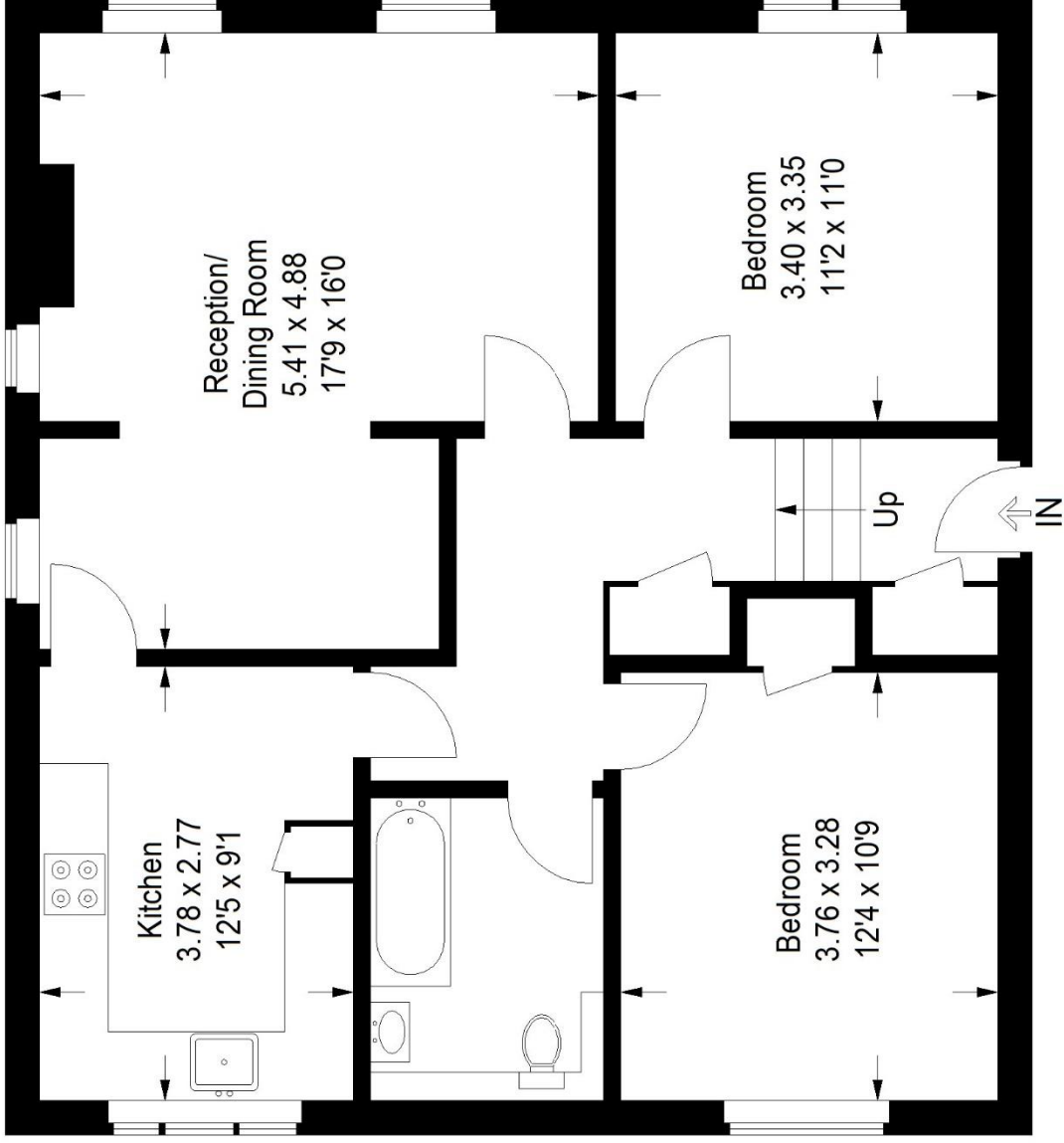


Floorplan

London Road, SE23

Approximate Gross Internal Area

78.7 sq m / 847 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		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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