



Fransfield Grove, SE26
Guide £300,000-£325,000

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In general

- Spacious reception room
- Modern fitted kitchen
- Neutral bathroom suite
- One double bedroom
- Stripped wooden flooring
- Close to excellent transport links
- Sash windows
- Long lease

In detail

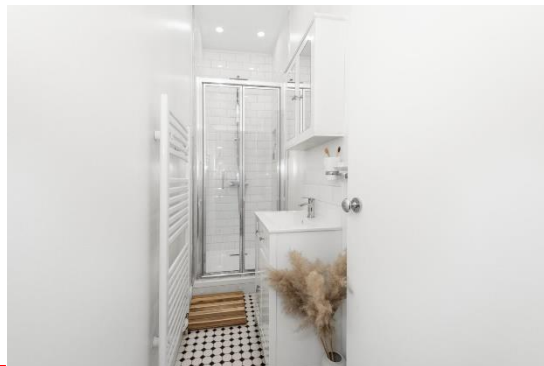
A stunning one double bedroom period conversion for sale on the very quiet Fransfield Grove.

This wonderful property comprises a spacious front reception room, modern fitted kitchen, neutral bathroom suite and one double bedroom. Further benefits include stripped wooden flooring throughout, fireplace, an abundance of light, plenty of storage and a beautiful finish throughout.

Located on the borders of Upper Sydenham and Forest Hill, the property is within close proximity to various train stations offering fantastic transport links into London Bridge, Canada Water, Victoria, Waterloo, 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 and Horniman Park & Museum.

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

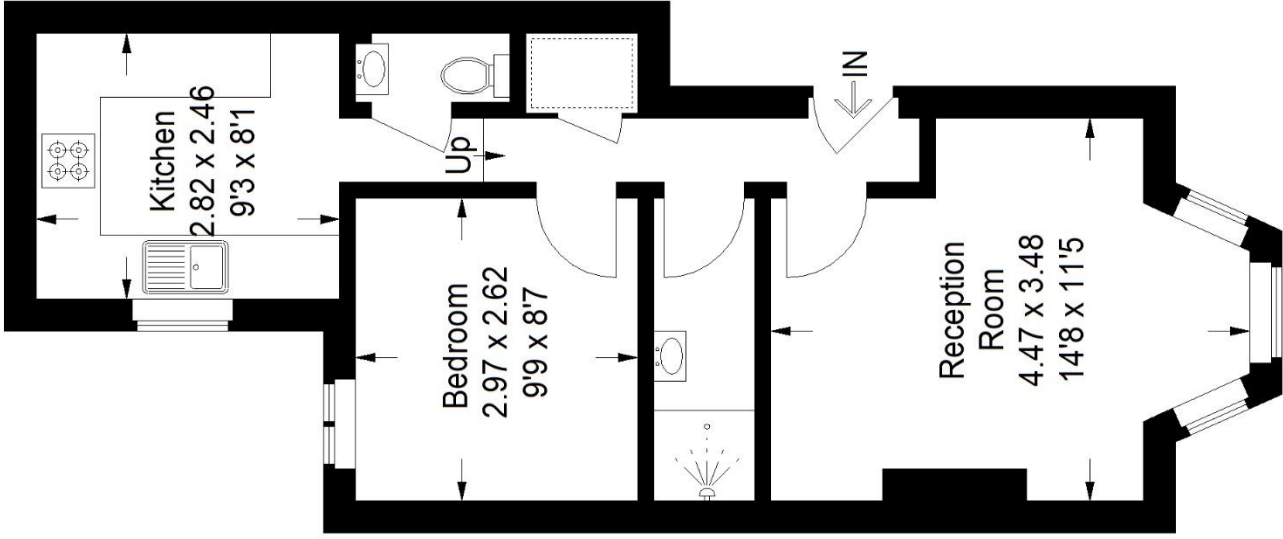
EPC: C | Council Tax Band: B | Lease: 152 years remaining | SC: £0 | GR: £250 | BI: £295



Floorplan

Fransfield Grove, SE26

Approximate Gross Internal Area
38.0 sq m / 409 sq ft



 = Reduced headroom below 1.5 m / 5'0

Raised First 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		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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