



Ewelme Road, SE23  
OIEO £260,000

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# In general

- Chain free
- Very long lease
- Stunning views
- Plenty of storage
- Double glazing
- Moments away from Horniman Museum and Gardens
- Close to excellent transport links
- Period conversion
- Spacious kitchen/reception room
- Modern bathroom suite

# In detail

A charming period conversion one bedroom flat for sale with breath taking views, set on the very popular Ewelme Road which is equidistant to Forest Hill station and the incredible Horniman Museum and Gardens. Offered chain free.

This property comprises a bright and spacious kitchen/reception room, one double bedroom and a modern bathroom suite. Further benefits include truly stunning views, plenty of storage, double glazing, a very long lease and so much more.

Situated approximately just 0.4 miles to Forest Hill station, the property offers excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also very well located for access to various local amenities including a variety of restaurants, supermarkets, coffee shops, cafés, gastro pubs, parks and other green spaces.

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

EPC: C | Council Tax Band: B | Lease: 181 years remaining | SC: £550pa | GR: £0 | BI: £0

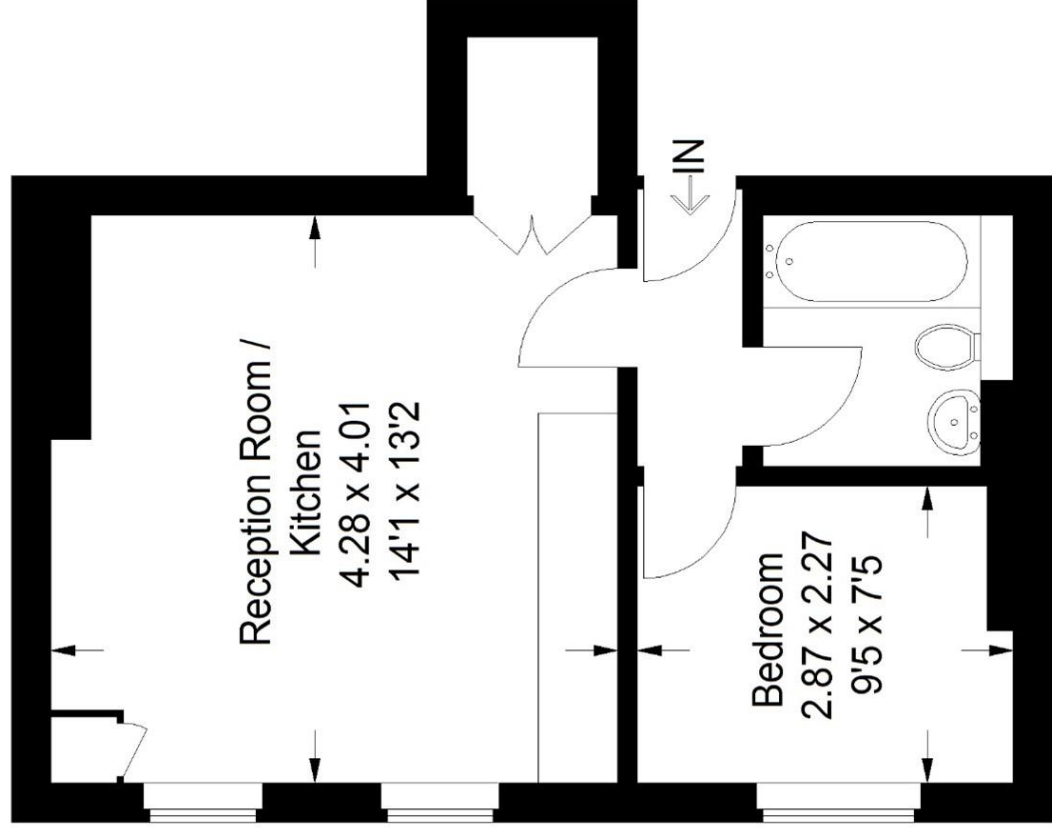


# Floorplan

## Ewelme Road SE23

Approximate Gross Internal Area

32.90 sq m / 354 sq ft



## 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		
69-80	C	69   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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