



Forest Hill Road, SE22
OIEO £450,000

0208 702 8222
pedderproperty.com

pedder



In general

- CHAIN FREE
- Two bedrooms
- First Floor
- 23-ft kitchen-reception
- Above commercial
- Excellent condition
- Available with tenant

In detail

CHAIN FREE

Charming and spacious two-bedroom apartment set within this quaint shopping parade on Forest Hill Road – enviably located between Peckham Rye Park and Honor Oak Park.

The first-floor property boasts over 650 Sq Ft of internal space and has been modernised to a high standard. There is a beautifully bright 23x17-ft open-plan kitchen-reception, a modern bathroom with stand-up shower and two double bedrooms.

Forest Hill Road offers easy access into The City and West End from Honor Oak Park station (0.9 miles) and East Dulwich station (1.1 miles) as well as strong bus and cycle connections through the neighbouring Forest Hill, Nunhead and Peckham Rye. There are a host of excellent parks and green spaces nearby as well as the independent shops, cafes and restaurants of Lordship Lane, Bellenden Road and Forest Hill Road.

The property is currently occupied. The tenancy is due to expire in June 2024 with a rental income of approx. £1,800 pcm. Straight-forward residential mortgages may not be possible, so speaking with your mortgage broker prior to viewing is recommended.

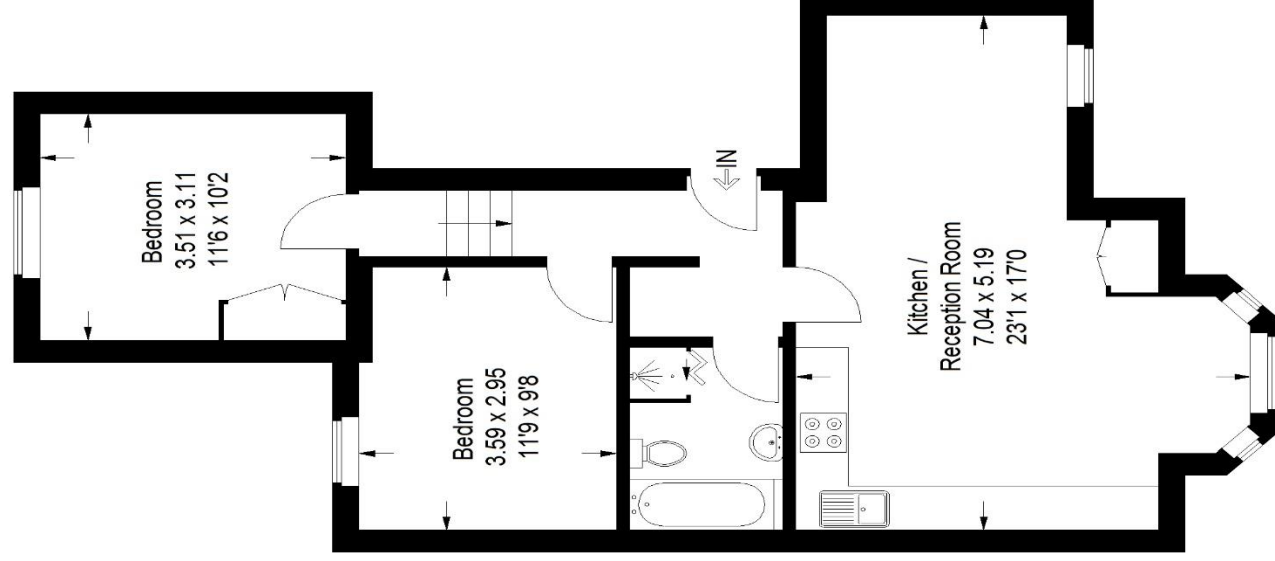
EPC: C | Council Tax Band: B | Lease: 119 years remaining | SC: no less than £750 | GR: Peppercorn | Buildings Insurance: Included in the service charge



Floorplan

Forest Hill Road, SE22

Approximate Gross Internal Area
62.2 sq m / 670 sq ft



First Floor

Copyright www.pedderproperty.com © 2023
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.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.