



Deans Gate Close, SE23
Guide £375,000-£400,000

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In general

- Split level maisonette
- Garage/off street parking
- Two double bedrooms
- 0.6 miles from Forest Hill Station
- Own front door
- Communal gardens
- Bright and spacious reception room

In detail

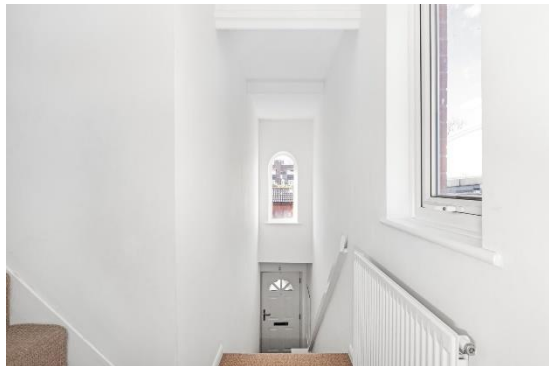
A beautifully presented two double bedroom, split level maisonette for sale on Deans Gate Close.

This lovely property comprises a bright and spacious reception room, separate fitted eat-in kitchen, tiled bathroom suite, two double bedrooms and a communal garden. Further benefits include a garage with great storage and off street parking, double glazing, own front door, loft space, built in wardrobes, new boiler, an abundance of light throughout and so much more.

The property is situated approximately 0.6 miles from Forest Hill station, offering excellent transport links into London via National Rail and London Overground services. The property is also conveniently situated for various other local amenities, including Mayow Park, a variety of restaurants, coffee shops, gastro pubs, cafes, local parks and the very popular Horniman Museum.

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

EPC: C | Council Tax Band C | Lease: 115 years remaining | SC: £133pm | GR: £100pa | BI: Included in service charge



Floorplan

Deans Gate Close, SE23

Approximate Gross Internal Area

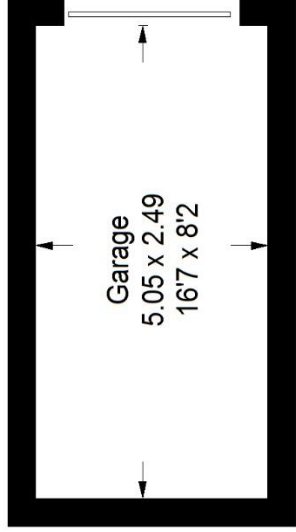
73.7 sq m / 793 sq ft

Garage = 12.8 sq m / 138 sq ft

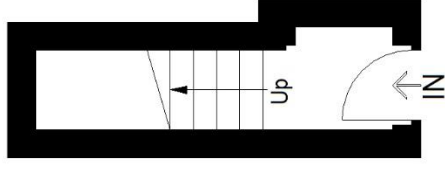
Total = 86.5 sq m / 931 sq ft



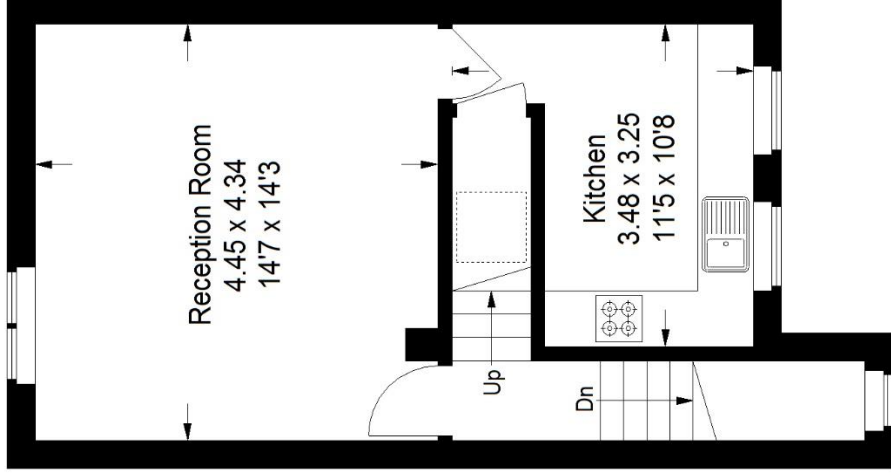
 = Reduced Headroom Below 1.5 M / 5'0"



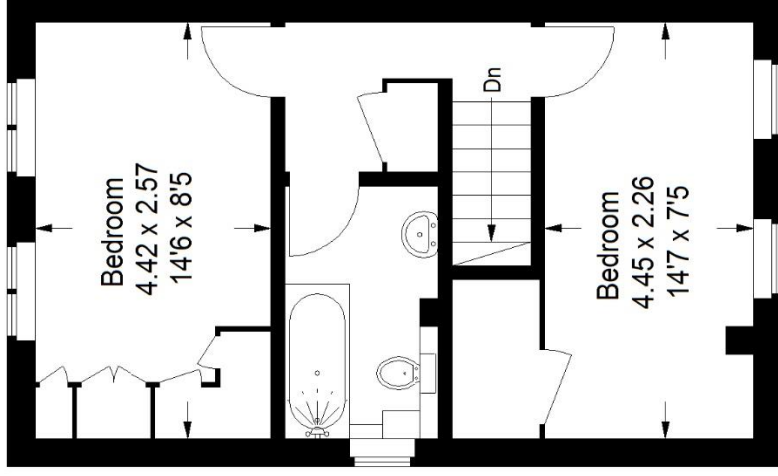
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring F
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensi
shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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