



Bird in Hand Mews, SE23  
£350,000

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# In general

- Chain free
- 22ft open plan kitchen/reception room
- Close to Forest Hill station
- Two double bedrooms
- A tiled bathroom suite
- Gas central heating
- Close to local amenities

# In detail

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

Offered chain free, this wonderful property comprises a spacious 22ft open plan kitchen/reception room, a tiled bathroom suite and two double bedrooms.

Further benefits include an abundance of light, double glazing, gas central heating and so much more. The property is situated just moments from Forest Hill station offering 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 parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Call the Pedder Forest Hill office to arrange a viewing today.

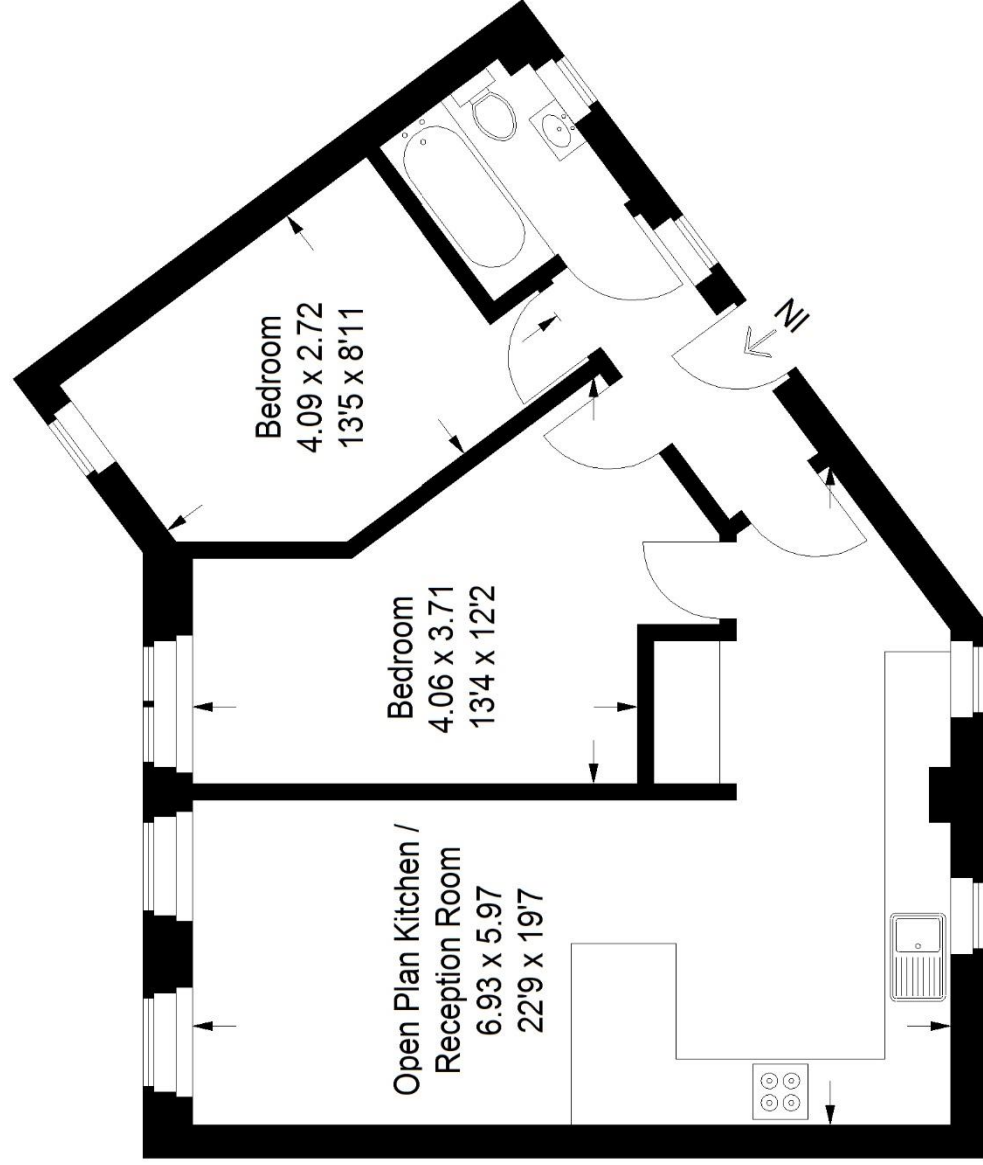
EPC: C | Council Tax Band: C | Lease: 107 years remaining | SC: £50.00pm | GR: £100.00pa | BI: £169.14pa



# Floorplan

## Bird In Hand Mews, SE23

Approximate Gross Internal Area  
56.5 sq m / 608 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	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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