



Sydenham Hill , SE23
OIEO £275,000

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In general

- Offered chain free
- Spacious reception room with wooden flooring
- Modern fitted kitchen
- One double bedroom
- Private balcony with view of Dulwich Woods
- Off street parking
- Private external storage
- Access to beautiful communal gardens
- Just 0.6 miles to Forest Hill station

In detail

A very well presented one bedroom apartment with a private balcony for sale in the centre of Forest Hill and moments away from Dulwich Woods. Offered chain free.

The property comprises a spacious reception room with wooden flooring, modern fitted kitchen, neutral bathroom, one double bedroom and a private balcony with view of Dulwich Woods. Further benefits include gas central heating, private external storage (ideal for bikes), double glazing, off street parking and access to beautiful communal gardens.

The property is situated approximately just 0.6 miles to 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 restaurants, supermarkets, coffee shops, cafes, gastro pubs, Horniman Museum and Gardens, Dulwich Golf Course.

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

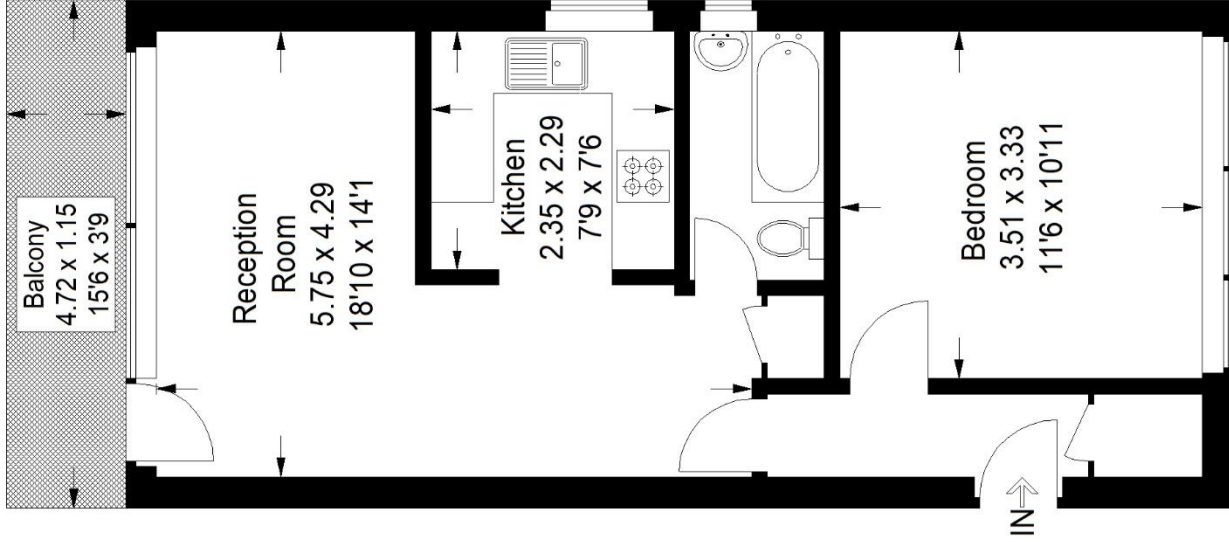
EPC: C | Council Tax Band: A | Lease: 89 years remaining | SC: £1,600 | GR: £10 | BI: £0



Floorplan

North Crofts SE23

Approximate Gross Internal Area
43.8 sq m / 471 sq ft



Second 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 | 71 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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