



Perry Vale, SE23  
£425,000

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# In general

- Spacious reception room
- Two double bedrooms
- Separate fitted kitchen
- Off-street parking with charge point
- Built-in wardrobes
- Modern bathroom suite
- 0.3 miles to Forest Hill station
- Split-level
- Long lease
- Shared garden

# In detail

An excellent split level two double bedroom apartment for sale close to Forest Hill station with off-street parking and wonderful shared garden.

This top floor flat is set in an imposing double fronted detached house and comprises two double bedrooms, spacious reception room, modern bathroom suite and separate fitted kitchen. Further benefits include spacious off street parking, built-in wardrobes, double glazing, designated electric car charge point, plantation shutters, fire place, an abundance of light, plenty of storage and so much more.

Set approximately just 0.3 miles to Forest Hill station offering excellent links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, gastro pubs, coffee shops, cafes, parks and popular schools.

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

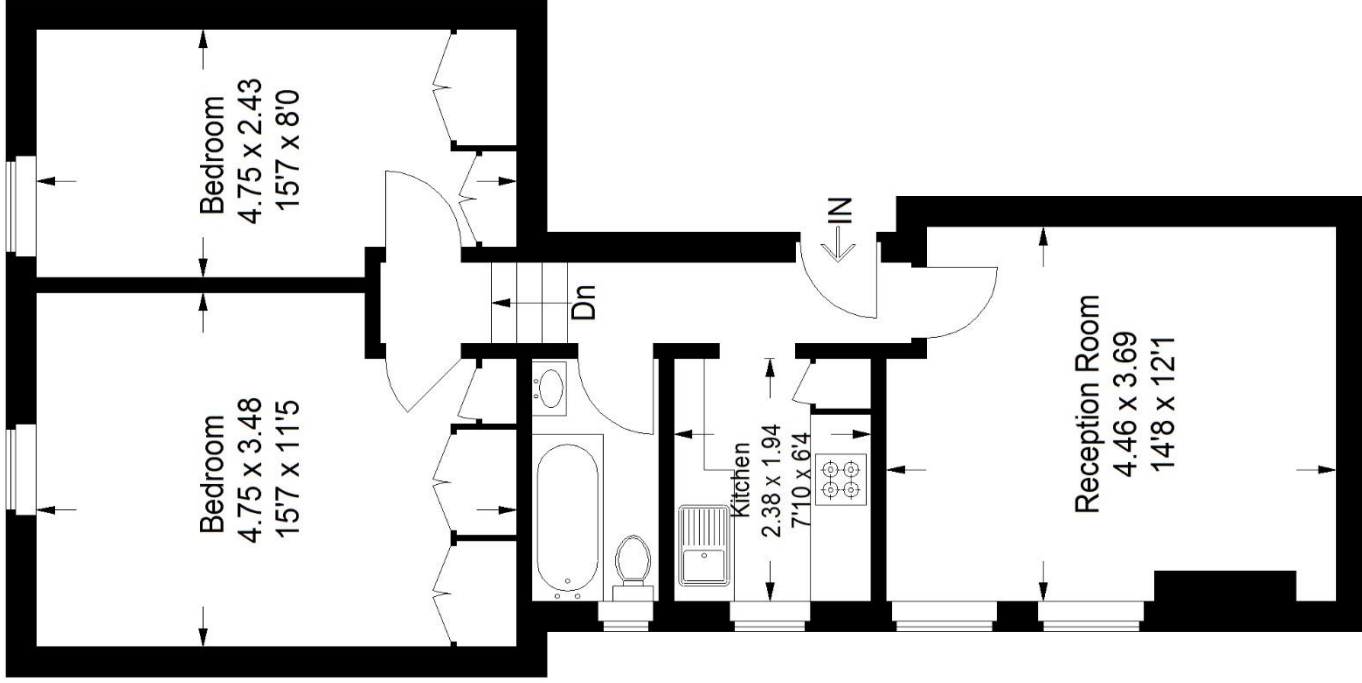
EPC: D | Council Tax Band: B | Lease: 115 years remaining | SC: £150 | GR: £350 | BI: Included in service charge



# Floorplan

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Approximate Gross Internal Area  
57.7 sq m / 621 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		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

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