



Malham Road, SE23
£300,000

0208 702 9444
pedderproperty.com

pedder



In general

- Chain free
- Newly refurbished
- Large private roof terrace
- Engineered wood flooring
- One double bedroom
- Private entrance
- An abundance of light
- Close to Forest Hill and Honor Oak Park stations

In detail

A newly refurbished one double bedroom maisonette for sale on Malham Road with a large private roof terrace.

The property comprises a spacious reception room with dining area, a modern fitted kitchen with granite worktops, one double bedroom, a modern bathroom suite and a 21ft x 15ft private roof terrace.

Further benefits include engineered wooden flooring, gas central heating, double glazing, private entrance, storage cupboards and so much more.

The property is located approximately just 0.6 miles away from Honor Oak Park station and 0.6 miles to Forest Hill station offering links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. Local amenities are also close by including a variety of restaurants, gastro pubs, coffee shops, cafes and the very popular Horniman Park & Museum. This property is offered chain free. Call the Pedder Forest Hill sales team to arrange a viewing today.

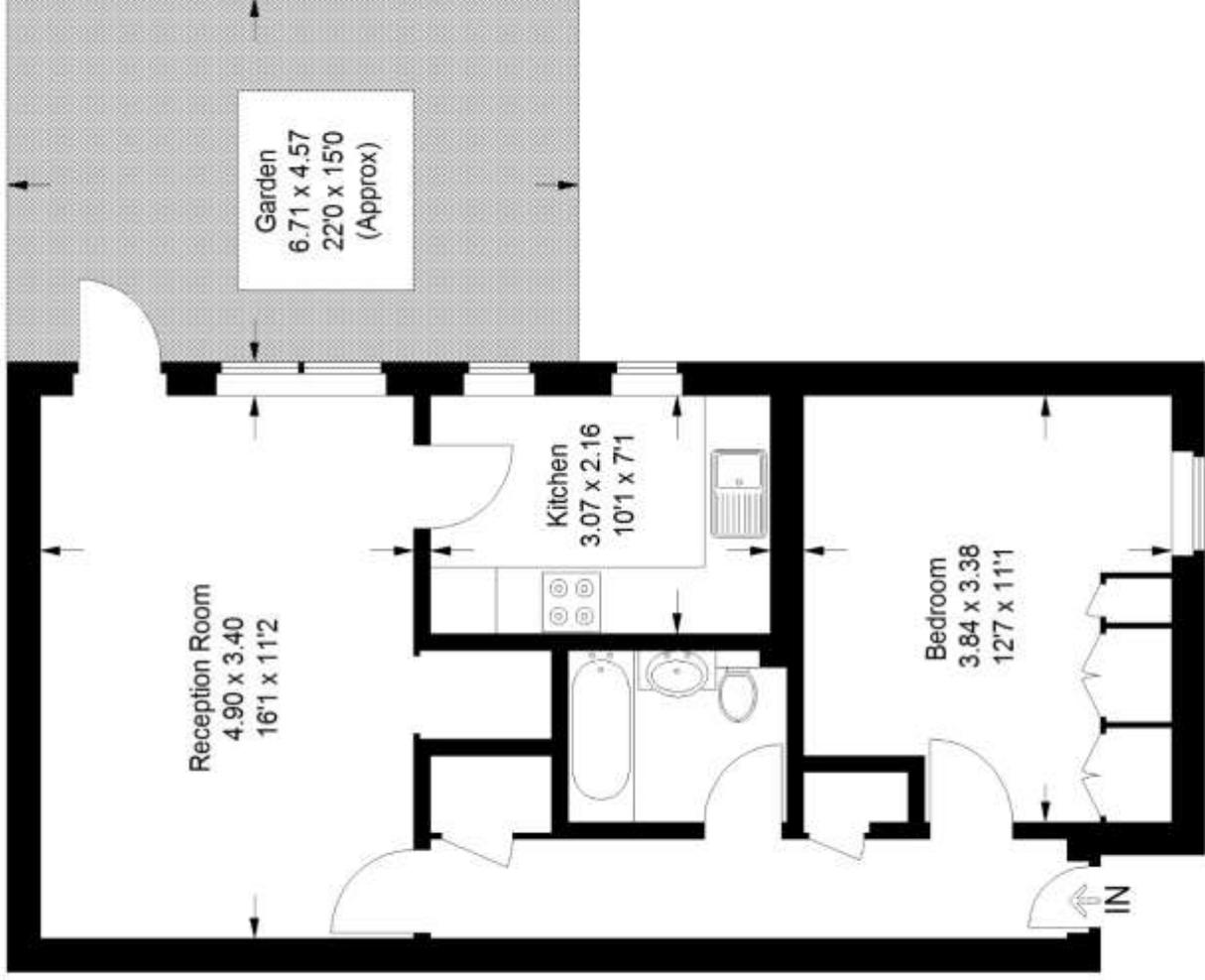
EPC: C | Council Tax Band: B | Lease: 91 years remaining | SC: £45 | GR: £10 Per Annum | BI: Incl in SC



Floorplan

Malham Road, SE23

Approximate Gross Internal Area
49.8 sq m / 536 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.

Score	Energy Rating	Current	Potential
92-100	A	73 C	78 C
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
21-34	G		

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