



St Germans Road, SE23
£325,000

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In general

- Two double bedrooms
- Spacious bright reception room
- Separate fitted kitchen
- New modern bathroom suite
- Communal gardens
- Off street parking
- 0.6 miles to Catford and Catford Bridge stations

In detail

A beautifully presented two double bedroom, first floor apartment for sale on St Germans Road.

This lovely property comprises a bright and spacious reception room, separate fitted kitchen, new modern bathroom suite and two double bedrooms. Further benefits include Share of Freehold, off-street parking, communal gardens, wooden flooring, new carpets in bedrooms, an abundance of light throughout and so much more.

The property is situated approximately 0.6 miles from Catford and Catford Bridge stations, and within close proximity to Forest Hill and Honor Oak Park stations, 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 a variety of restaurants, coffee shops, gastro pubs, cafes, forest hill swimming pools, ample green space, local parks and the very popular Horniman Museum.

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

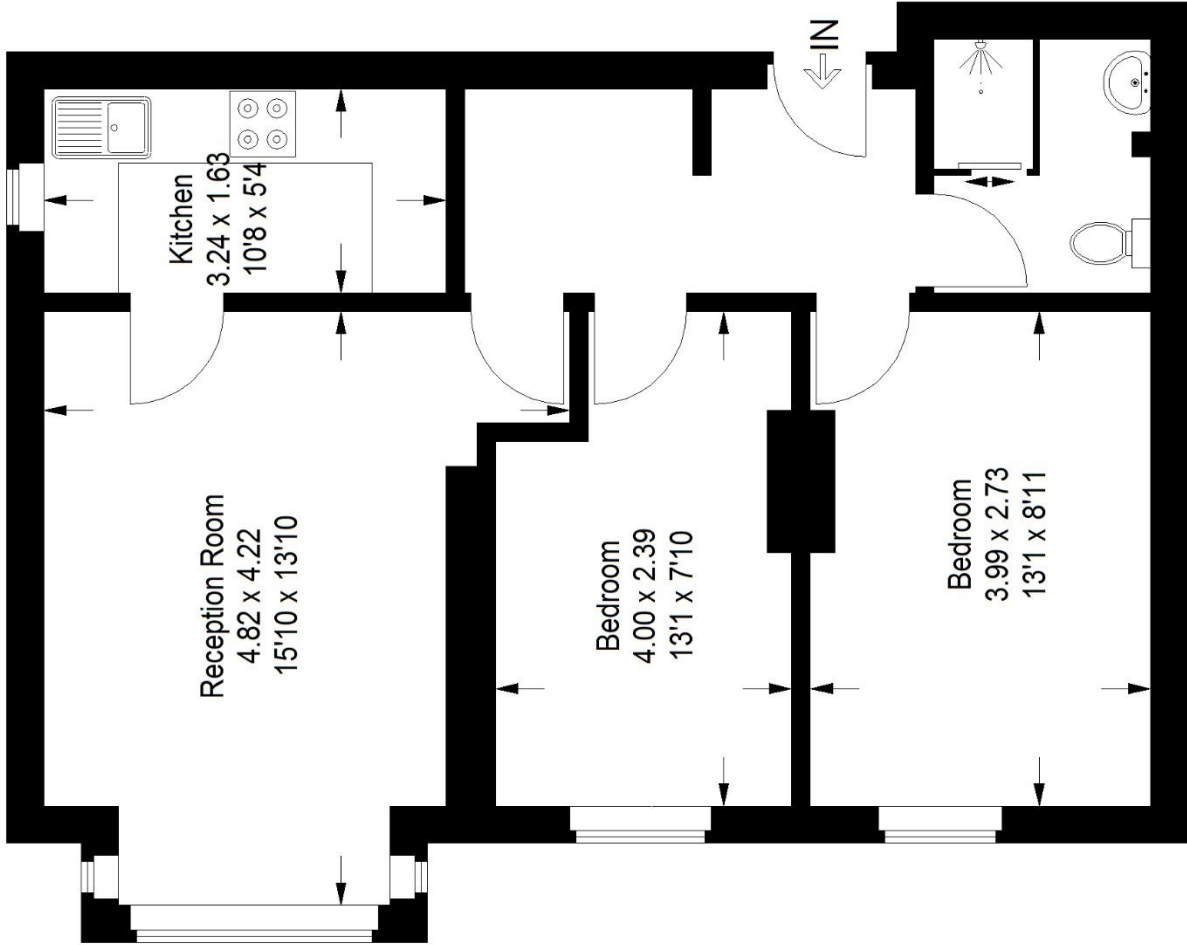
EPC: C | Council Tax Band C | Lease: 91 years remaining | SC: £612.50pa | GR: £200 | BI: Included in SC



Floorplan

St Germans Road, SE23

Approximate Gross Internal Area
54.5 sq m / 587 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		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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