



Carholme Road, SE23  
OIEO £400,000

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# In general

- Share of freehold
- 18ft Reception room
- Two double bedrooms
- New modern bathroom suite
- Separate kitchen
- Well maintained communal gardens
- Allocated off- street parking
- Popular location
- Close to excellent transport links

# In detail

A beautifully presented two double bedroom ground floor apartment for sale on Carholme Road.

This lovely property comprises a spacious hallway, a bright 18ft reception room, separate fitted kitchen, new modern bathroom suite and two double bedrooms. Further benefits include a share of the freehold, well maintained communal gardens, allocated off-street parking, secure bike storage, double glazed windows, plenty of storage, an abundance of light throughout and so much more.

The property is situated approximately just 0.6 miles to Catford and Catford Bridge stations and is also located within close proximity to Forest Hill and Honor Oak Park stations, offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, cafes and local parks.

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

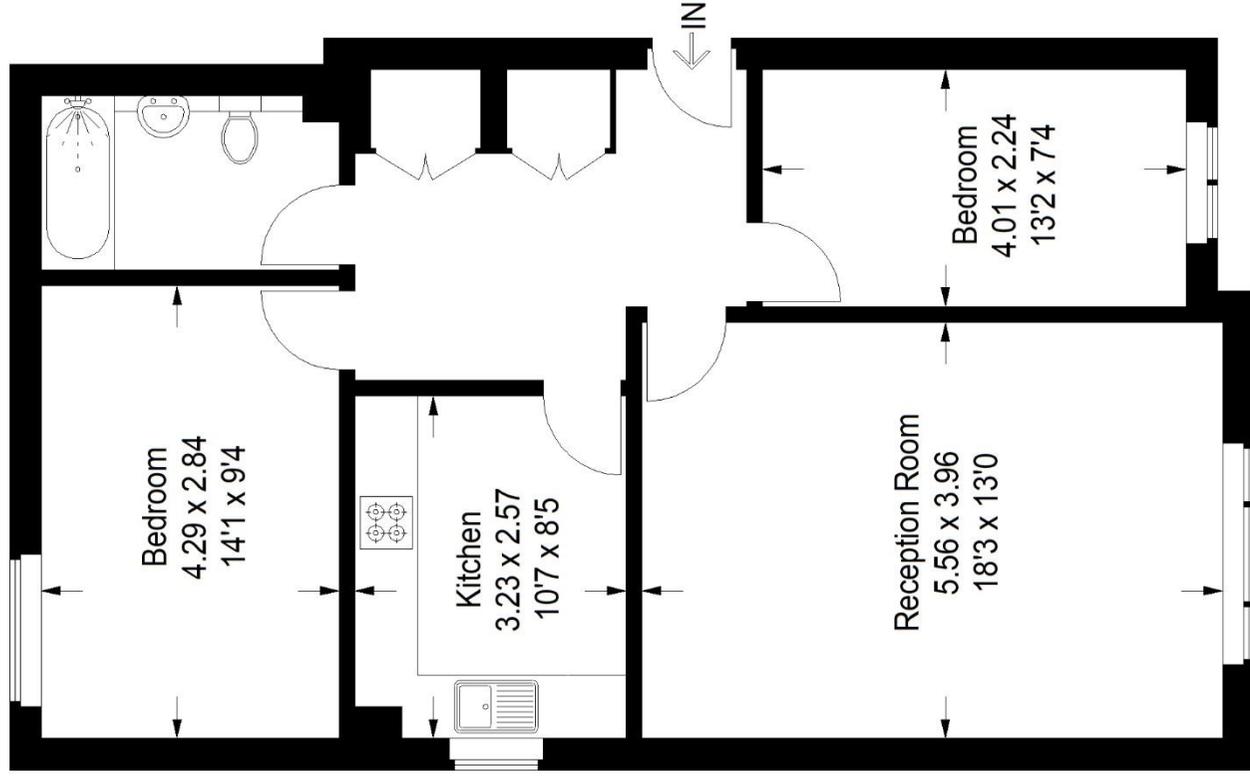
EPC: C | Council Tax Band B | Share of freehold | SC: £230.00pm | GR: £0 | BI: Included in SC



# Floorplan

## Kendal House, SE23

Approximate Gross Internal Area  
70.3 sq m / 757 sq ft



### Ground 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	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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