



London Road, SE23 | £375,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Spacious double bedroom complete with bay window
- Separate fitted modern kitchen
- Large reception room
- Private garden
- Allocated off-street parking
- New boiler
- Sash windows
- 0.2 miles to Forest Hill station
- Minutes away from Horniman Museum & Gardens

In Detail

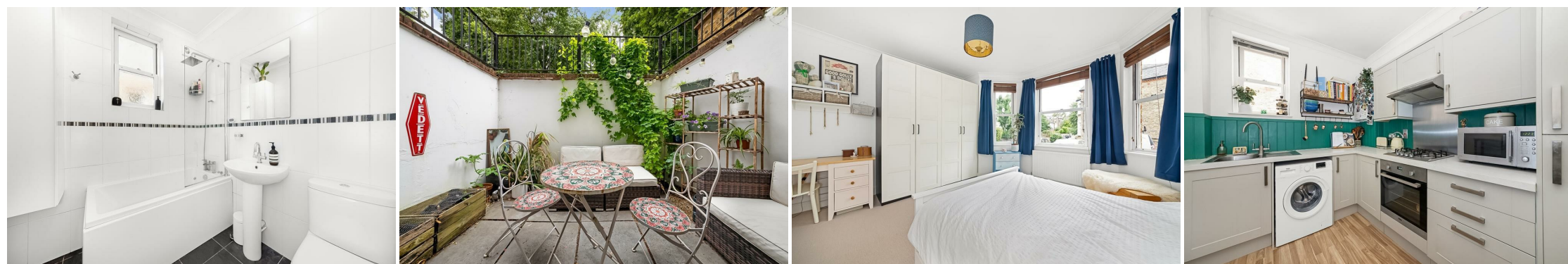
A beautifully presented one double bedroom garden flat for sale in the heart of Forest Hill.

Set in a stunning double fronted detached building, this charming flat comprises a spacious double bedroom complete with bay window, separate fitted modern kitchen, neutral bathroom suite and a spacious reception room leading onto a private garden. Further benefits include storage, allocated off-street parking, sash windows, high ceilings, gas fireplace, new boiler, new flooring, various other period features and so much more.

The property is situated approximately just 0.2 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 across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, Forest Hill pools & fitness centre, coffee shops, cafes, gastro pubs and the wonderful Horniman Museum & Gardens.

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

EPC: C | Council Tax Band: C | Lease: 153 years remaining | SC: £2500 | GR: n/a | BI: Included in service charge



Floorplan

Horniman Grange, SE23

Approximate Gross Internal Area
63.9 sq m / 680 sq ft



Basement

Copyright www.pedderproperty.com © 2024

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		78	82
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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 does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.