



Netherby Road, SE23
Guide Price £425,000-£450,000

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In general

- Chain free
- Share of freehold
- Bright and spacious reception room
- Separate fitted kitchen
- Two double bedrooms
- Private balcony
- Amazing views of the London skyline from the master bedroom
- 0.6 miles from Honor Oak Park station
- Close to local amenities

In detail

A beautifully presented two double bedroom, split level maisonette for sale on Netherby Road with private balcony. Offered chain free.

This lovely property comprises a bright and spacious reception room, separate fitted kitchen, tiled bathroom suite, two double bedrooms and a southwest facing balcony. Further benefits include Share of freehold, amazing views of the London skyline from the master bedroom, off street parking, double glazing, communal gardens, an abundance of light throughout and so much more.

The property is situated approximately 0.6 miles from Honor Oak Park station, 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, local parks, Fairlawn Primary School and the very popular Horniman Museum.

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

EPC: D | Council Tax Band C | Lease: 985 years remaining | SC: £125pm | GR: £0 | BI: Included in SC



Floorplan

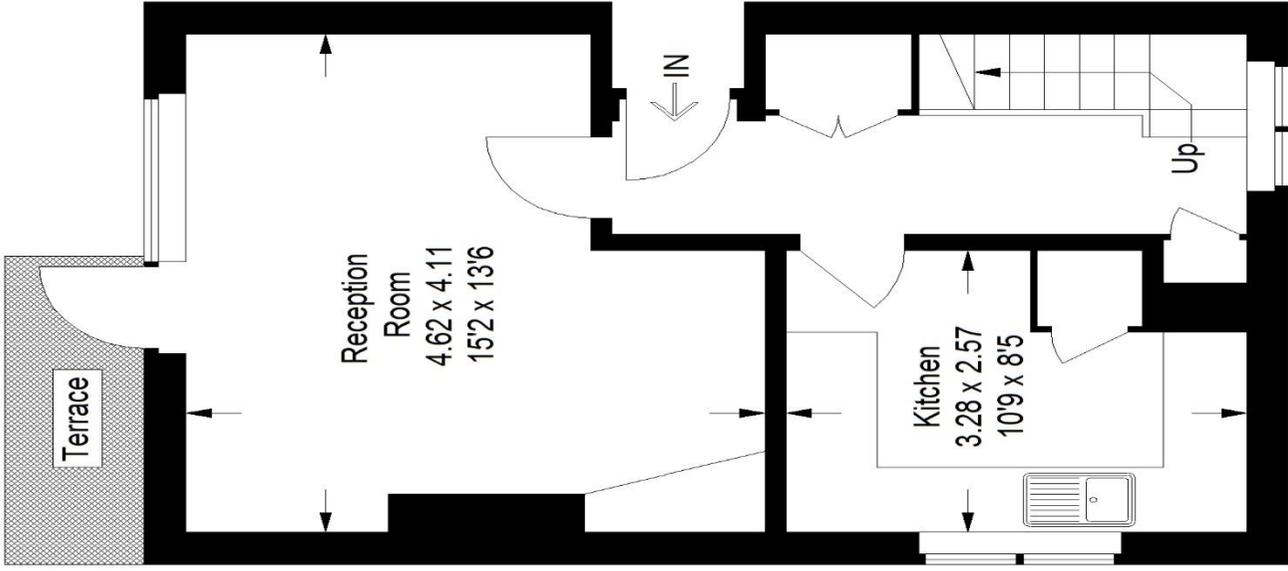
Sydmons Court, SE23

Approximate Gross Internal Area

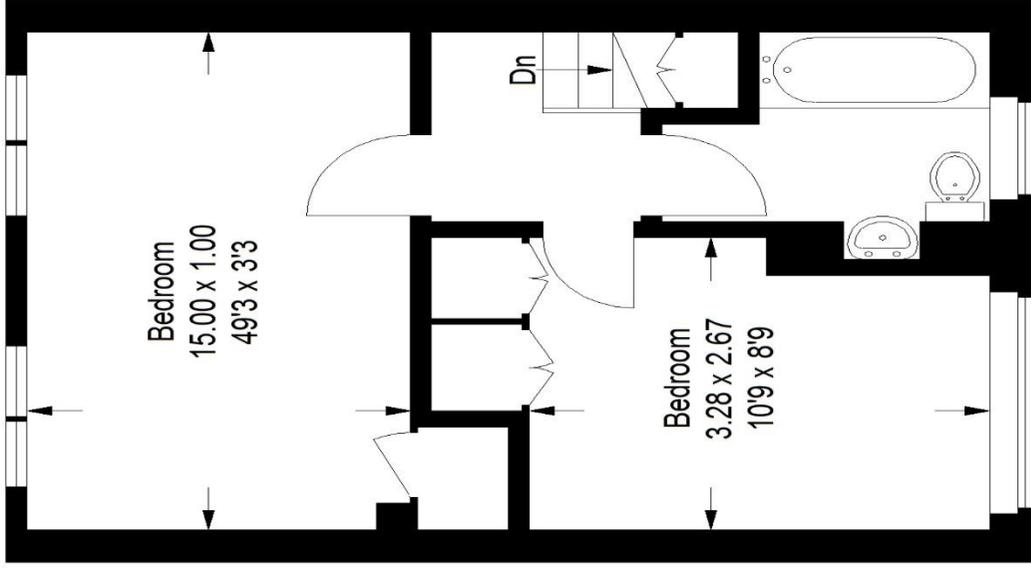
First Floor = 34.3 sq m / 369 sq ft

Second Floor = 31.7 sq m / 341 sq ft

Total = 66.0 sq m / 710 sq ft



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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