



Hurstbourne Road, SE23
Guide Price £400,000-£425,000

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In general

- Spacious west facing reception room
- Two double bedrooms
- Large private rear garden
- Triple glazing windows
- Two spacious fully boarded loft
- Recently refurbished modern bathroom suite
- Equidistant to Forest Hill, Catford and Catford Bridge stations

In detail

A wonderful two double bedroom split level apartment for sale in Hurstbourne Road with a private rear garden.

This top floor property comprises a spacious west facing reception room, two double bedrooms, a fitted kitchen, a recently refurbished modern bathroom suite and a large private rear garden. Further benefits include triple glazing windows, stripped wooden flooring, two spacious fully boarded lofts, new boiler, an abundance of light, plenty of storage and so much more.

Set approximately just 0.8 miles to Forest Hill, Catford and Catford Bridge stations offering excellent links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, gastro pubs, coffee shops, cafes, parks and outstanding primary schools.

Call the Pedder Forest Hill sales team to arrange a viewing today.

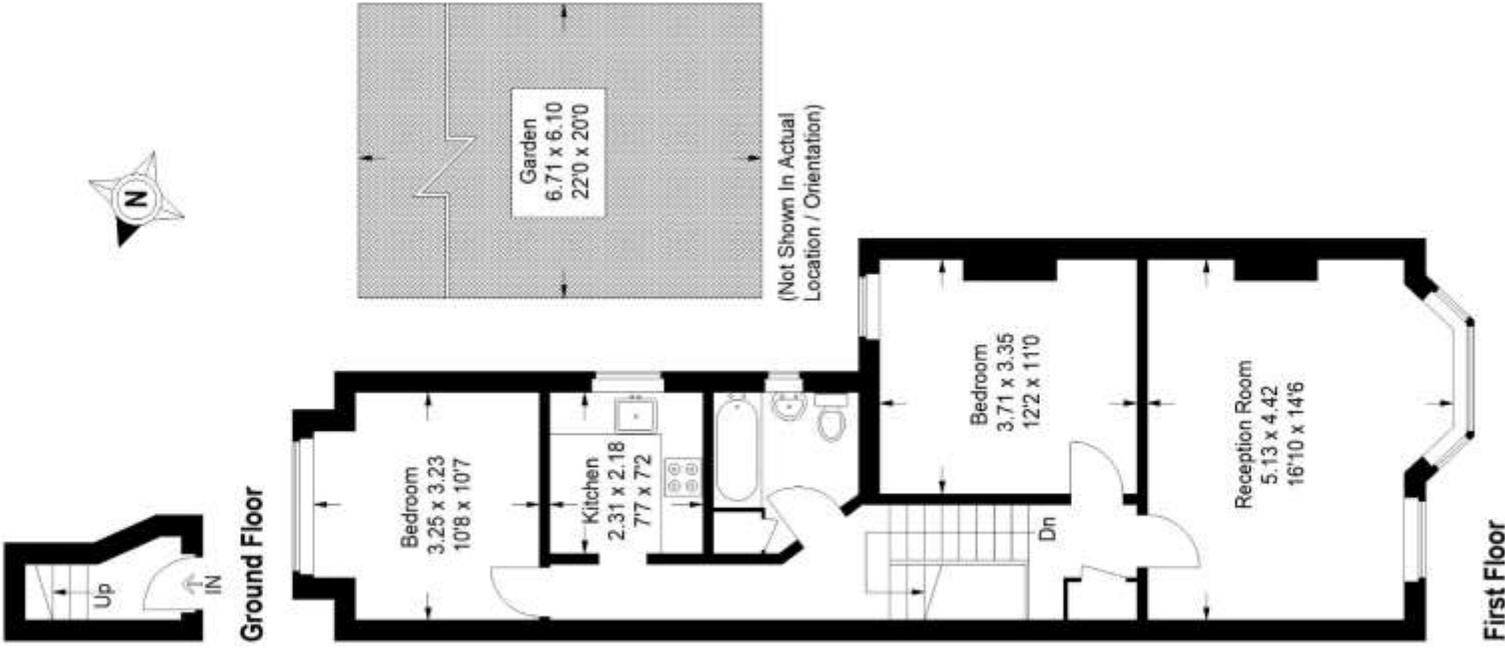
EPC: D | Council Tax Band C | Lease: 101 years remaining | SC: £43.00 pm | GR: Included in SC | BI: £0



Floorplan

Hurstbourne Road SE23

Approximate Gross Internal Area
 Ground Floor = 2.3 sq m / 25 sq ft
 First Floor = 65.6 sq m / 706 sq ft
 Total = 67.9 sq m / 731 sq ft



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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		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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