



Woolstone Road, SE23
£300,000

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In general

- Chain free
- Share of freehold
- Victorian conversion
- Spacious front reception room complete with bay window
- Separate fitted kitchen
- Modern bathroom
- One double bedroom
- Double glazing
- Gas central heating
- 0.7 miles from Forest Hill station

In detail

A one bedroom Victorian conversion for sale on Woolstone Road in Forest Hill. Offered chain free and with a share of the freehold.

This wonderful semi detached property comprises a spacious front reception room complete with bay window, separate fitted kitchen, modern bathroom and one double bedroom. Further benefits include a share of the freehold, brand new carpets to be fitted, an abundance of light, high ceilings, double glazing, gas central heating, plenty of storage and so much more.

The property is located just 0.7 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, 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, 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.

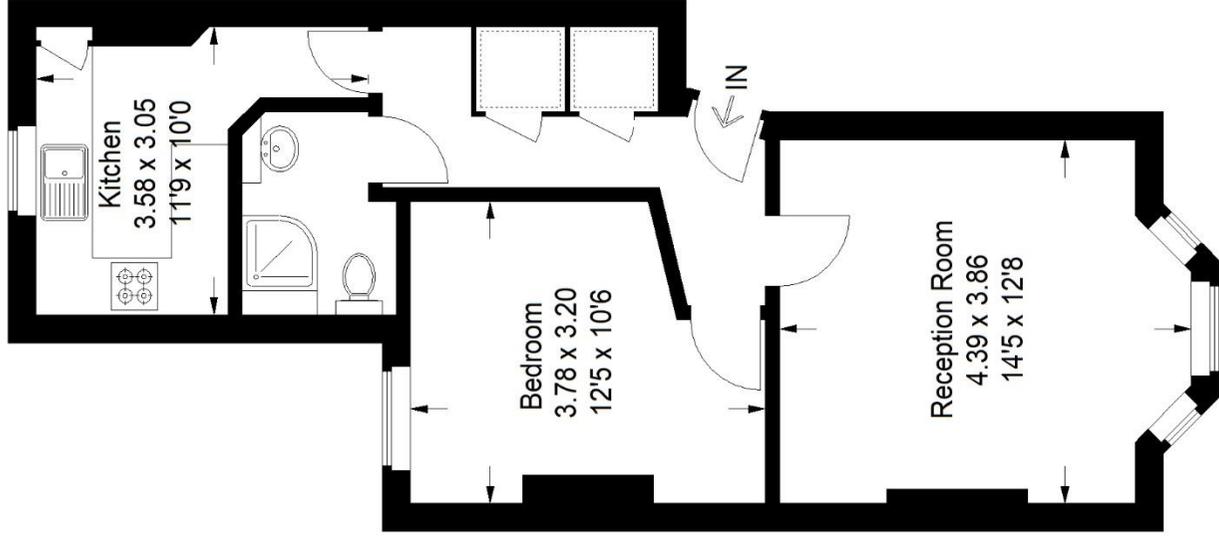
EPC: D | Council Tax Band: B | Share of Freehold | SC: £200pa | GR: £75pa | BI: £290



Floorplan

Woolstone Road, SE23

Approximate Gross Internal Area
46.6 sq m / 502 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0

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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		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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