



Bird In Hand Passage, SE23 | Guide Price £450,000 - £475,000

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In General

- Chain free
- Close to transport links
- Immaculate condition
- Two large double bedrooms
- Two bathrooms
- Large kitchen/reception room
- 12ft Walk-in wardrobe
- Central location

In Detail

Guide Price £450,000-£475,000. A stunning, two bed two bath, modern apartment for sale just moments from Forest Hill Station. Offered chain free.

Set over 1,000 Sq Ft, this property is in great condition and consists of a spacious kitchen/reception room, modern bathroom suite, two large double bedrooms of which the master boasts an en-suite shower room and a 12ft walk in wardrobe. Further benefits include storage space in the very spacious hallway, double-glazing and gas central heating.

The apartment is situated approximately just 0.1 miles to Forest Hill station which offers excellent transport links into London Bridge, Waterloo, 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, gastro pubs, coffee shops, cafes and the beautiful Horniman park and museum.

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

EPC: C | Council Tax Band: B | Lease: 111 years remaining | SC: £0 | GR: £300 | BI: TBC



Floorplan

Bird-In-Hand Passage, SE23

Approximate Gross Internal Area
97.4 sq m / 1048 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID347935)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		79	80
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		

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