



Pearfield Road, SE23  
£400,000

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# In general

- Two double bedrooms
- Spacious reception room with Juliette balcony
- Fitted eat-in kitchen
- Two bathrooms
- Communal gardens
- Plenty of storage
- Off street parking
- Close to local amenities

# In detail

A wonderful two bedroom, two bathroom apartment for sale on the very quiet and popular Pearfield Road in Forest Hill.

This modern property comprises a bright and spacious reception room with a Juliette balcony, separate eat-in kitchen, two modern bathroom suites and two double bedrooms. Further benefits include allocated off-street parking, an abundance of light, double glazing, communal gardens, plenty of storage and so much more.

The property is located approximately 0.7 miles to Forest Hill station and 0.8 miles to Sydenham station offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations over London. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and parks.

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

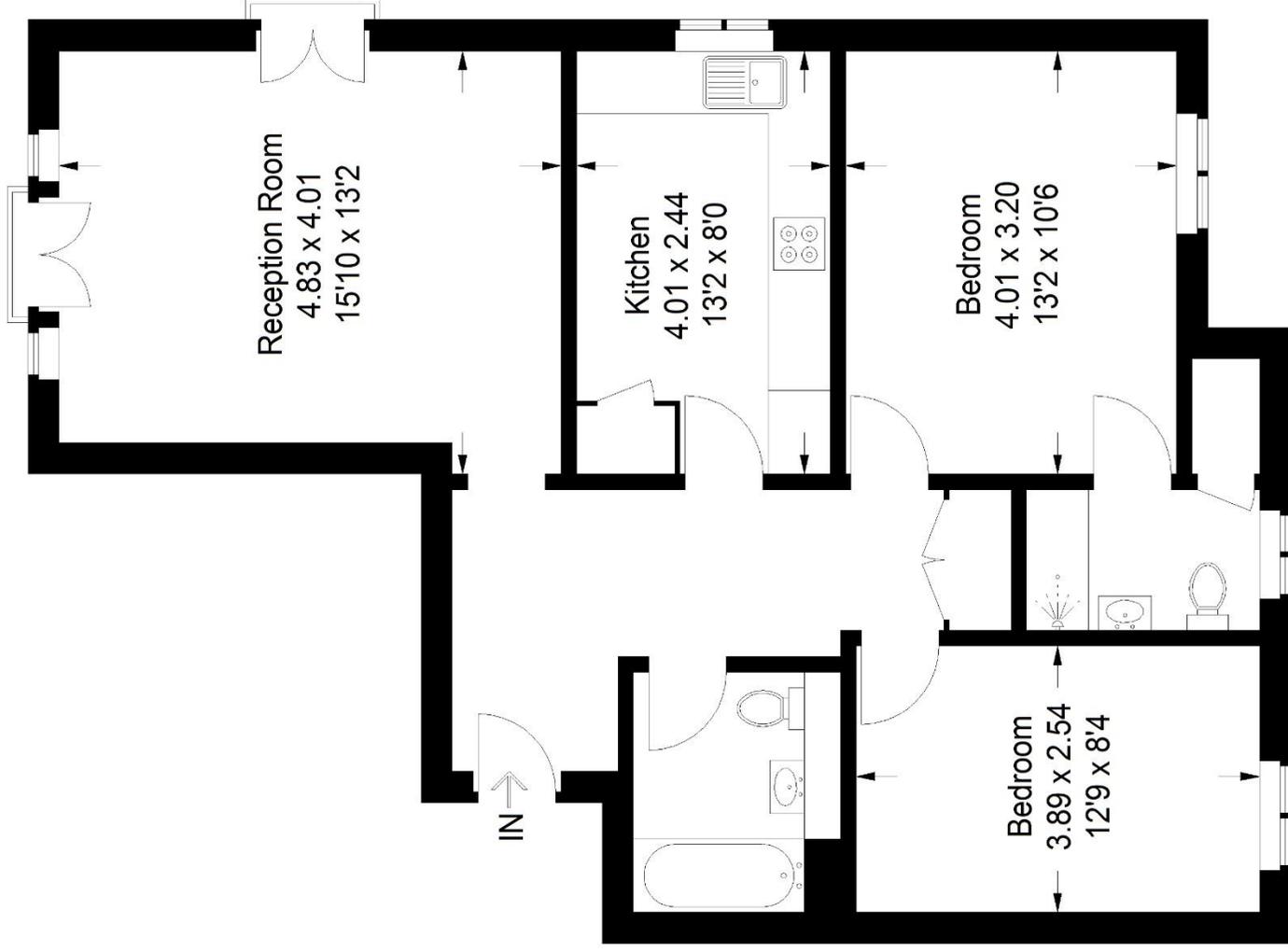
EPC: C | Council Tax Band: D | Lease: 100 years remaining | SC: £1,150 | GR: £200 | BI: £386



# Floorplan

## Enversham Court, SE23

Approximate Gross Internal Area  
74.5 sq m / 802 sq ft



### Second Floor

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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	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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