

Stanfords  
— sales & lettings —



**£375,000**

3 bedroom maisonette

Garlies Road  
Forest Hill



# Read all about it...

This ground-floor purpose built maisonette comes to the market with no onward chain it is situated in the Perry Fields Conservation area of Forest Hill approximately 0.8 miles from the East London Line station.

Internally, the flat spans approximately 608 square feet and it comprises; a bright reception room with a sliding door to the garden, a kitchen with integrated appliances, 1 double bedroom at front with sash bay windows, and 2 decent size bedrooms as well as a 3 white-piece shower room.

Externally, the property benefits from a south-east facing garden with flower beds, trees and a garden room as well as a private garage.

**Council Tax:** Lewisham Band C

## GROUND FLOOR

### Hallway

Pendant light, storage cupboard, fitted carpet.

### Reception Room

3.98m x 3.16m (13' 1" x 10' 4")

Pendant light, double-glazed sliding door to the garden, fireplace, radiator, fitted carpet.

### Bedroom

3.18m x 2.42m (10' 5" x 7' 11")

Pendant light, double-glazed sash-bay window, built-in wardrobes, radiator, fitted carpet.

### Bedroom

3.16m x 2.40m (10' 4" x 7' 10")

Pendant light, double-glazed window, radiator, fitted carpet.

### Bedroom

3.14m x 2.39m (10' 4" x 7' 10")

Pendant light, double-glazed window, radiator, fitted carpet.

### Kitchen

2.66m x 2.28m (8' 9" x 7' 6")

Stripped light, double-glazed window, patio door to the garden, storage cupboards, matching base units, tiled splashback, gas oven and hob with overhead fan extractor, integrated fridge, stainless steel sink with drainer, lino flooring.

### Shower Room

2.28m x 1.47m (7' 6" x 4' 10")

Fixed circular light, double-glazed window, covered freestanding shower, basin sink, WC, radiator, fitted carpet.

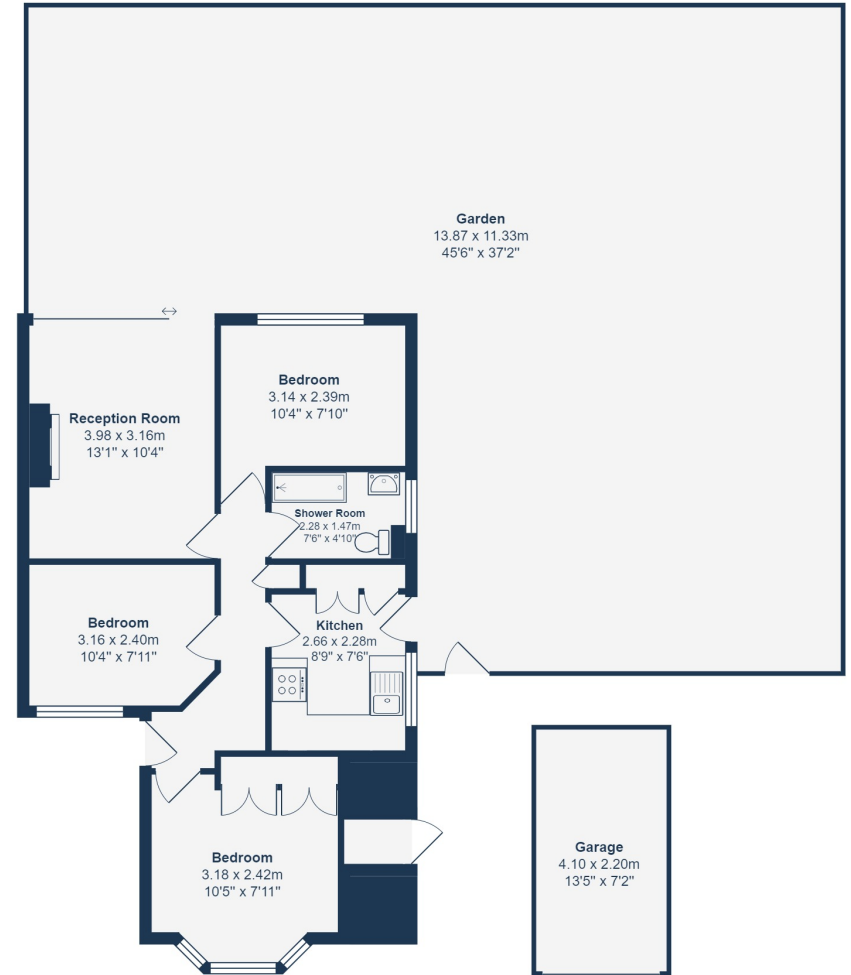
## OUTSIDE

### Garden

45' private garden surrounded by wooden fence, flower beds, lawn, green house.

### Garage

4.10m x 2.20m (13' 5" x 7' 3")



## GROUND FLOOR

Total Area: 56.5 m<sup>2</sup> ... 608 ft<sup>2</sup> (excluding garden, garage)

Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

Call 020 8699 6778 or email us at [foresthill@stanfordstates.london](mailto:foresthill@stanfordstates.london) to arrange a viewing or request further information

[www.stanfordstates.london](http://www.stanfordstates.london)





NO ONWARD CHAIN

3 BEDROOMS

GARAGE AND OFF STREET

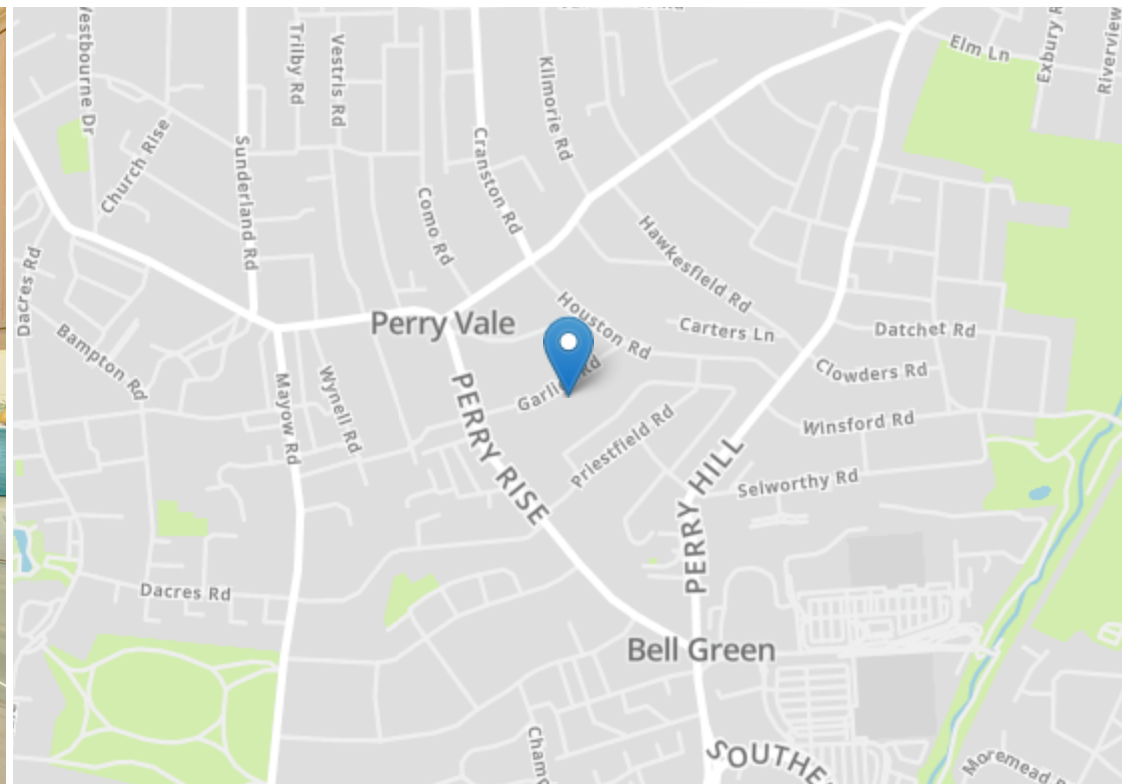
PARKING

0.8MI TO FOREST HILL STATION

SOUTH EAST FACING 45' GARDEN







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.