

# Stanfords

— sales & lettings —



**£465,000 Leasehold**  
3 bedroom maisonette

Haseley End  
Forest Hill

## Read all about it...

This bright and spacious split-level maisonette, tucked away in a quiet cul-de-sac, is ideally situated near Forest Hill and Honor Oak Stations, offering frequent National Rail, London Overground, and bus services to Central London and beyond. Just moments from the vibrant Forest Hill Town Centre, you'll find a diverse selection of shops, supermarkets, and exciting dining options. Popular among young families, the area is well-served by excellent nurseries and schools, including Horniman Primary School. The renowned Horniman Museum and Gardens, along with a lively Sunday market featuring independent and local producers, are also nearby.

The property benefits from a private front garden and entrance, leading to a welcoming hall that opens into a large lounge and dining room with access to a southeast-facing balcony, plus a separate kitchen on the ground floor. Upstairs, there are two generously sized bedrooms with built-in storage, a third smaller bedroom, and a sleek, contemporary bathroom. Additional features include a large communal garden and shared off-street parking.

**Tenure:** Leasehold (170+ years remaining) | **Service Charge:** Approx £100pm | **Ground Rent:** £10pa | **Council Tax:** Lewisham band C

**SPLIT-LEVEL MAISONETTE  
AMPLE STORAGE SPACE  
GREAT TRANSPORT LINKS**

**PRIVATE BALCONY & FRONT  
GARDEN  
COMMUNAL GARDEN AND  
PARKING  
APPROX 909SQFT.**



**Like what you see?**

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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

12' 8" x 5' 8" (3.86m x 1.73m)

Pendant ceiling light, storage cupboard, fitted carpet.

### Kitchen

10' 0" x 7' 9" (3.05m x 2.36m)

Double-glazed windows, track ceiling light, fitted kitchen unit, sink with mixer tap and drainer, oven with grill and electric hob, plumbing for washing machine, combi boiler, storage cupboards, tile flooring.

### Lounge

18' 10" x 10' 4" (5.74m x 3.15m)

Double-glazed windows and door to balcony, alcove cabinet and shelving, radiator, fitted carpet.

### Dining Room

9' 4" x 5' 8" (2.84m x 1.73m)

Double-glazed windows and door to balcony, pendant ceiling light, radiator, fitted carpet,

## FIRST FLOOR

### Landing

10' 3" x 7' 1" (3.12m x 2.16m)

Pendant ceiling light, storage cupboard, fitted carpet.

### Bedroom

13' 6" x 8' 10" (4.11m x 2.69m)

Double-glazed windows, pendant ceiling light, storage cupboard, radiator, fitted carpet.

### Bedroom

12' 11" x 8' 10" (3.94m x 2.69m)

Double-glazed windows, pendant ceiling light, storage cupboard, radiator, fitted carpet.

### Bathroom

8' 4" x 7' 1" (2.54m x 2.16m)

Double-glazed windows, inset ceiling spotlights, bathtub with shower and screen, sink on vanity unit, WC, heated towel rail, tile flooring.

### Bedroom

9' 11" x 7' 1" (3.02m x 2.16m)

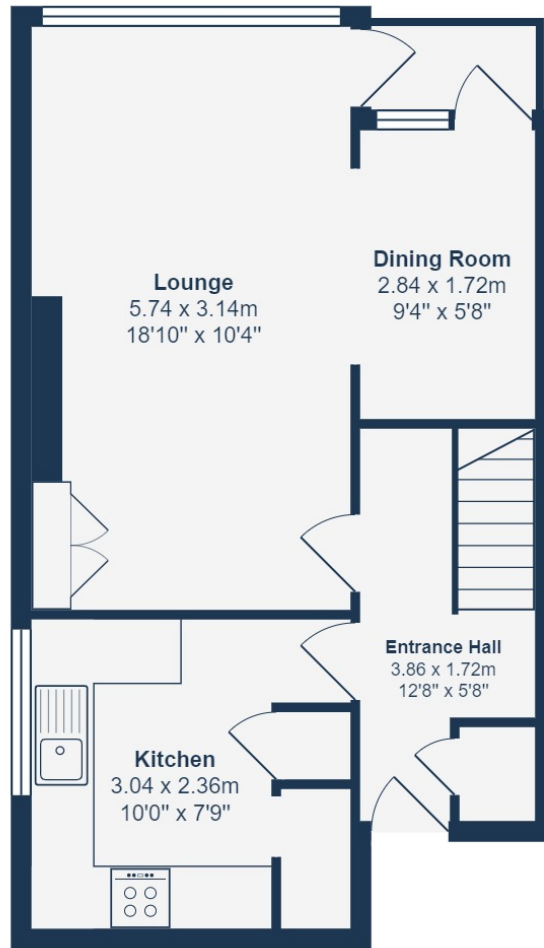
Double-glazed window, pendant ceiling light, radiator, fitted carpet.

## OUTSIDE

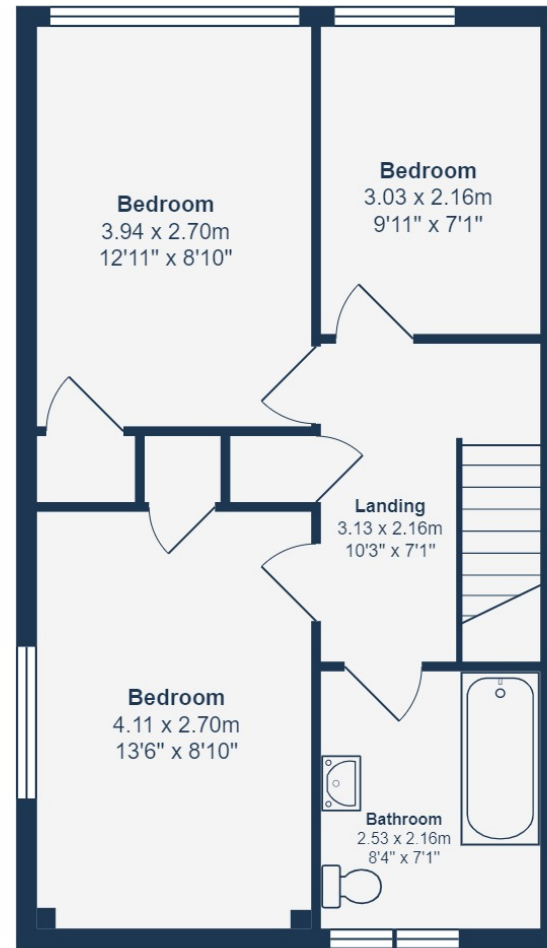
### Balcony

### Front Garden

### Communal Garden



**Ground Floor**



**First Floor**

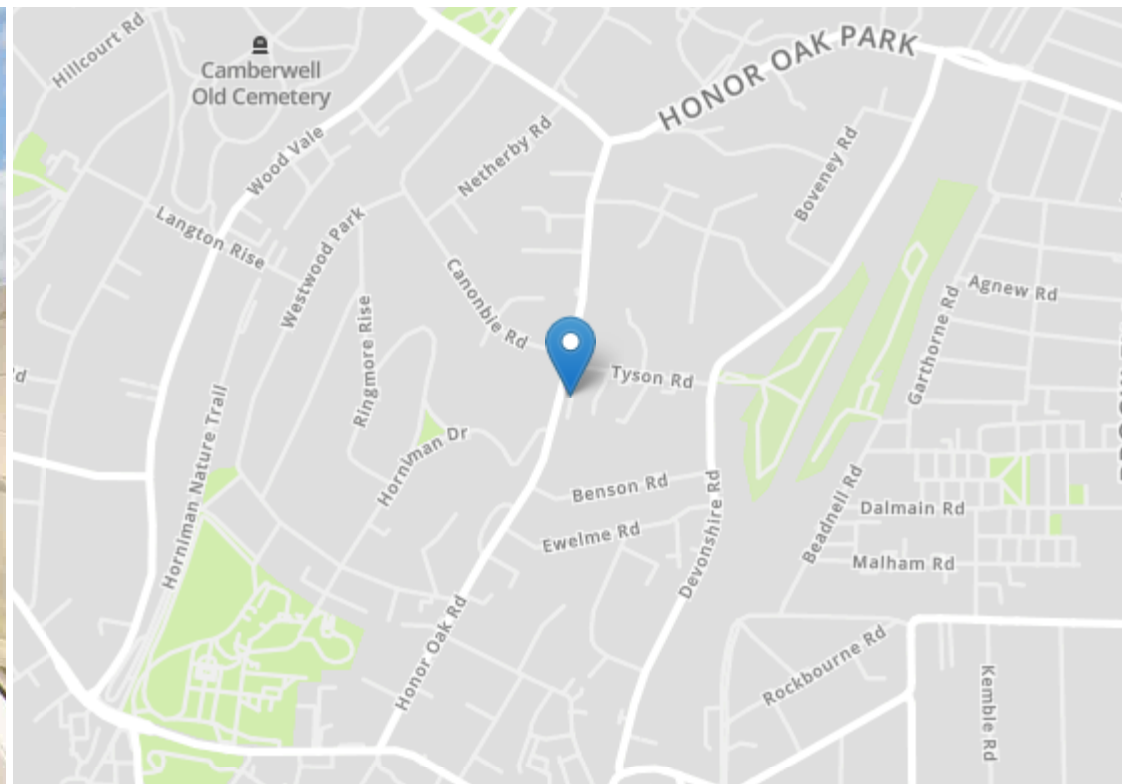
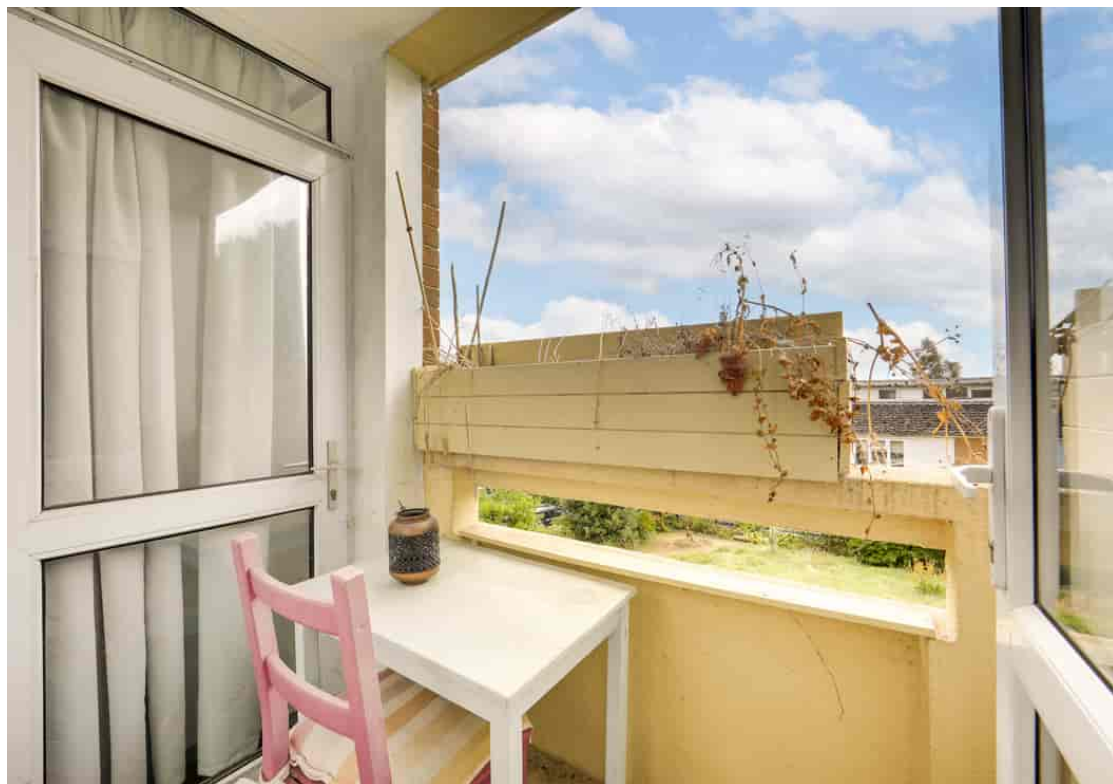
Total Area: 84.4 m<sup>2</sup> ... 909 ft<sup>2</sup> (excluding balcony)

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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(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



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