



£425,000 Leasehold
2 bedroom flat

Dartmouth Road
Forest Hill

Read all about it...

Set on the borders of Sydenham and Forest Hill, this spacious two double-bedroom ground-floor flat forms part of a well-maintained 1930s purpose-built block. Offered chain-free and presented in good condition throughout, it's perfectly positioned just moments from the cafés, shops, and pubs along Dartmouth Road.

Spanning over 650 sq ft, the flat includes a welcoming entrance hall, a bright reception room, a modern fitted kitchen with direct access to the rear garden, and a contemporary bathroom. Both bedrooms are generously sized doubles, providing comfortable and versatile living space.

Ideally located less than 0.3 miles from Forest Hill Station and the town centre, the property enjoys excellent transport links into Central London and The City, as well as easy access to the Horniman Museum, Forest Hill Pools, and local green spaces.

GROUND FLOOR

Entrance Hall

2.91m x 2.30m (9' 7" x 7' 7")

Pendant light, radiator, laminate flooring.

Kitchen

3.58m x 2.24m (11' 9" x 7' 4")

Pendant light, double glazed window, matching base units, tiled splashback, electric oven and hob with overhead fan extractor, integrated under counter fridge, dishwasher and washing machine, stainless steel sink with mix tap, laminate flooring, double glazed door leading to the communal gardens.

Reception Room

4.21m x 3.60m (13' 10" x 11' 10")

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

Bedroom

4.06m x 3.29m (13' 4" x 10' 10")

Pendant light, double glazed window, radiator, laminate flooring.

Bedroom

3.17m x 2.59m (10' 5" x 8' 6")

Pendant light, double glazed window, radiator, laminate flooring.

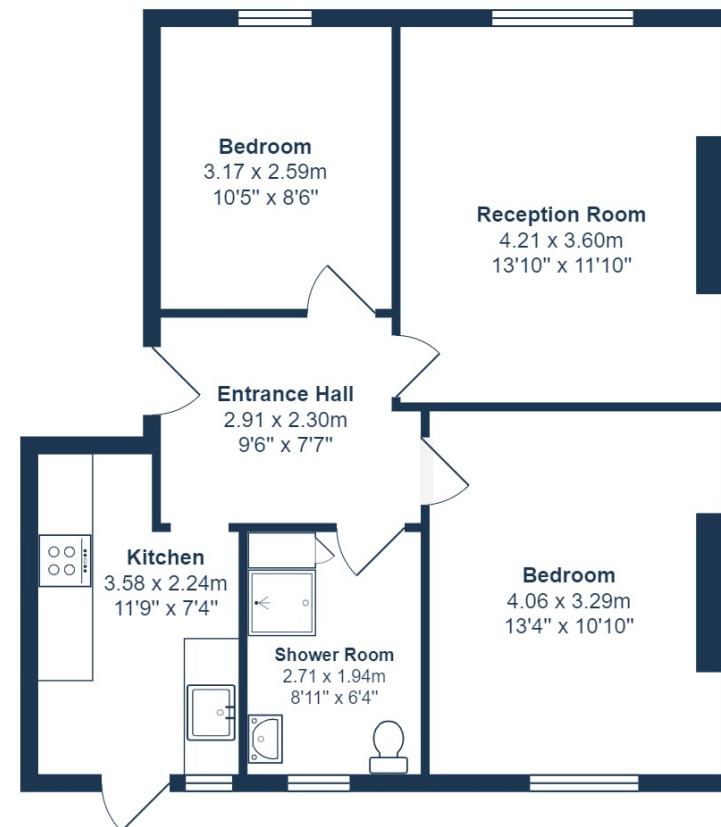
Shower Room

2.71m x 1.94m (8' 11" x 6' 4")

Pendant light, double glazed window, vanity sink unit, heated towel rail, WC, freestanding shower with rainfall showerhead surrounded by glass divider, WC, tiled flooring.

OUTSIDE

Communal garden to the rear and communal off-street parking to the front



GROUND FLOOR

Total Area: 57.6 m² ... 620 ft²

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?

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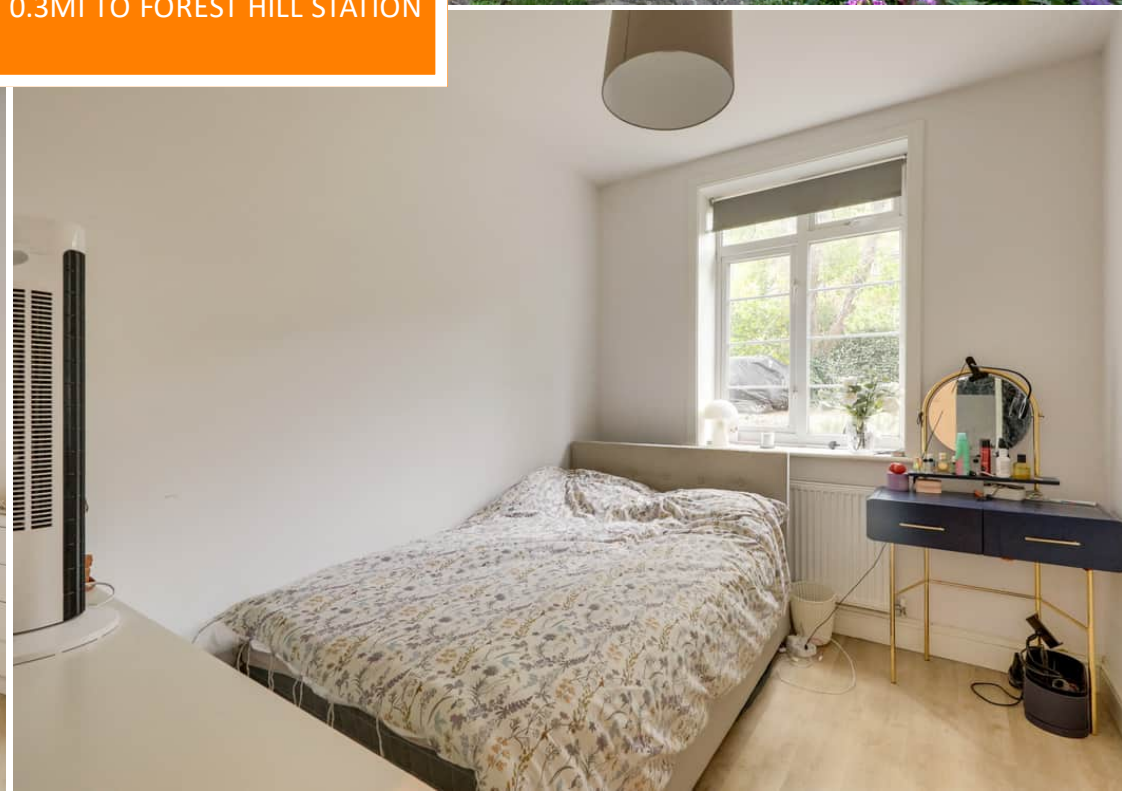
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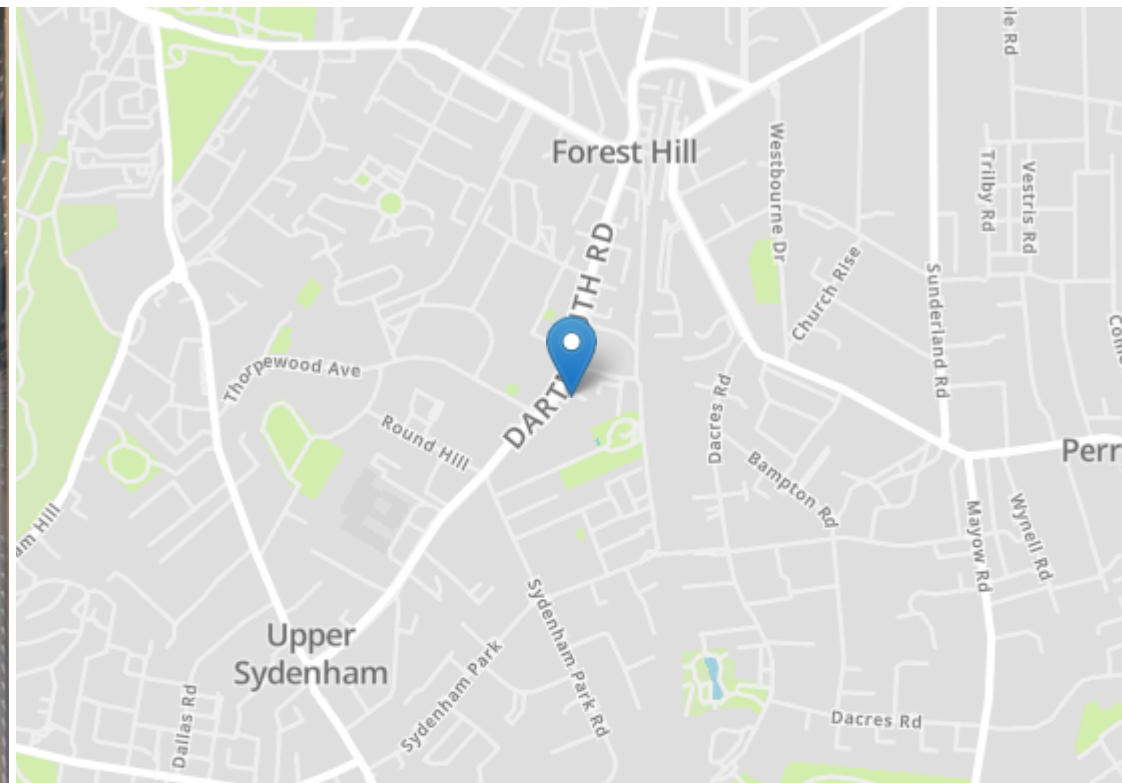


ACCESS TO COMMUNAL
GARDEN
TWO DOUBLE BEDROOMS

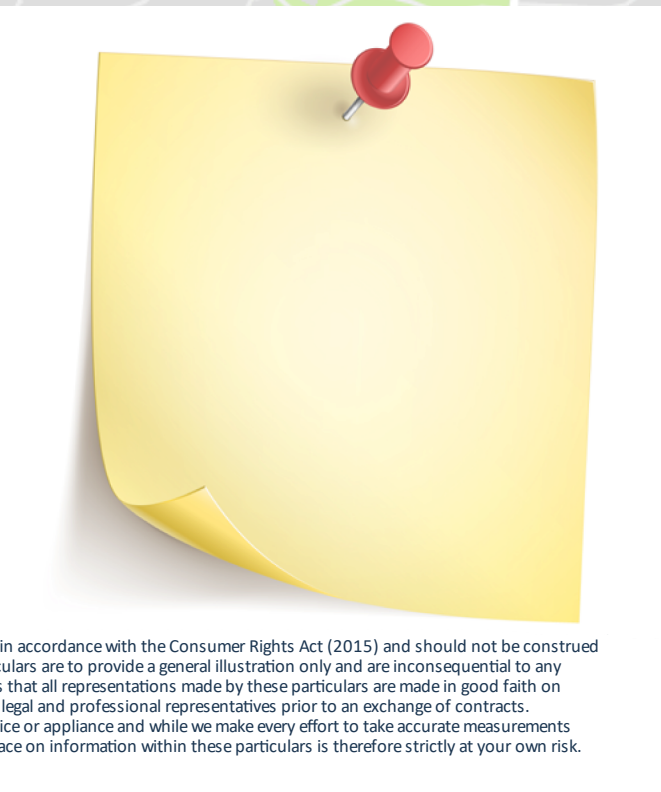


QUIET LOCATION
0.3MI TO FOREST HILL STATION





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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