



**£350,000 Leasehold**  
2 bedroom flat

Devonshire Road  
Forest Hill

# Read all about it...

Situated in the heart of Forest Hill, this spacious two-bedroom flat is full of natural light and just 0.1 miles from the station, ideal for commuters and first-time buyers alike. Set on a quiet residential street, it also enjoys access to a beautifully maintained shared garden.

Inside, the flat offers two good-sized double bedrooms, a bright reception room, a practical, well-kept kitchen, and a clean, white three-piece bathroom. There's useful built-in storage in the hallway and plenty of scope to update or personalise over time.

A residents' parking permit is available, and the property is offered with no onward chain, making the move that bit smoother.

Forest Hill is known for its welcoming community, excellent transport links, and a great mix of shops, cafés, parks, and green spaces like Horniman Gardens. A great opportunity for buyers looking for space, location, and potential, all with the benefit of a straightforward sale.

**Tenure:** Leasehold (148 years remaining) | **Service Charge:** £195pm | **Council Tax:** Lewisham Band C.

## SECOND FLOOR

### Hallway

Pendant light, storage cupboard, fitted carpet.

### Reception Room

4.07m x 3.20m (13' 4" x 10' 6")

Pendant lights, double glazed window, radiators, wood effect flooring.

### Kitchen

3.20m x 2.23m (10' 6" x 7' 4")

Spotlights, double-glazed window, laminate top surfaces, matching base units, tiled splashback, electric oven and hob, stainless steel sink with drainer, tiled flooring.

### Bedroom

3.80m x 2.90m (12' 6" x 9' 6")

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

### Bedroom

3.10m x 2.70m (10' 2" x 8' 10")

Fitted ceiling light, patio doors to Juliette balcony, radiator, fitted carpet.

### Bathroom

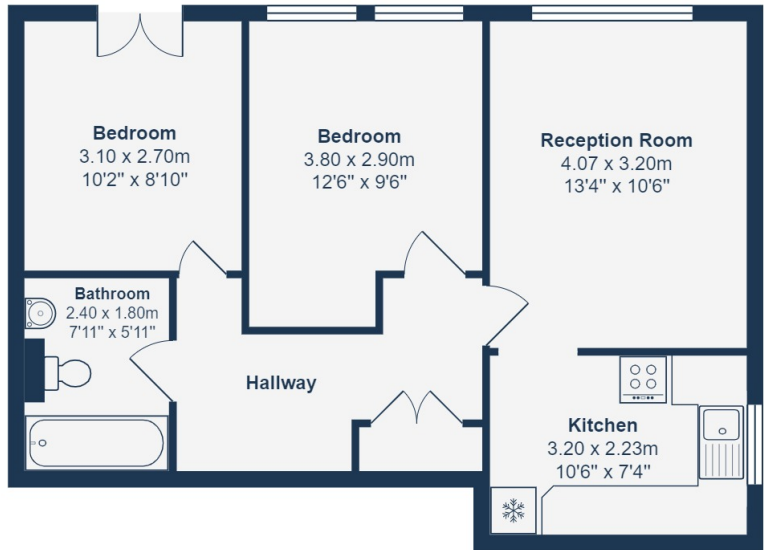
2.40m x 1.80m (7' 10" x 5' 11")

Pendant light, tiled walls, panel enclosed bath with shower over-head, low level WC, fixed wash basin, linoleum flooring.

## OUTSIDE

### Communal Garden

Large communal garden with well- maintained lawn, flower beds and trees.



## SECOND FLOOR

Total Area: 52.9 m<sup>2</sup> ... 570 ft<sup>2</sup>

Drawn for Stanfords Sales & Lettings

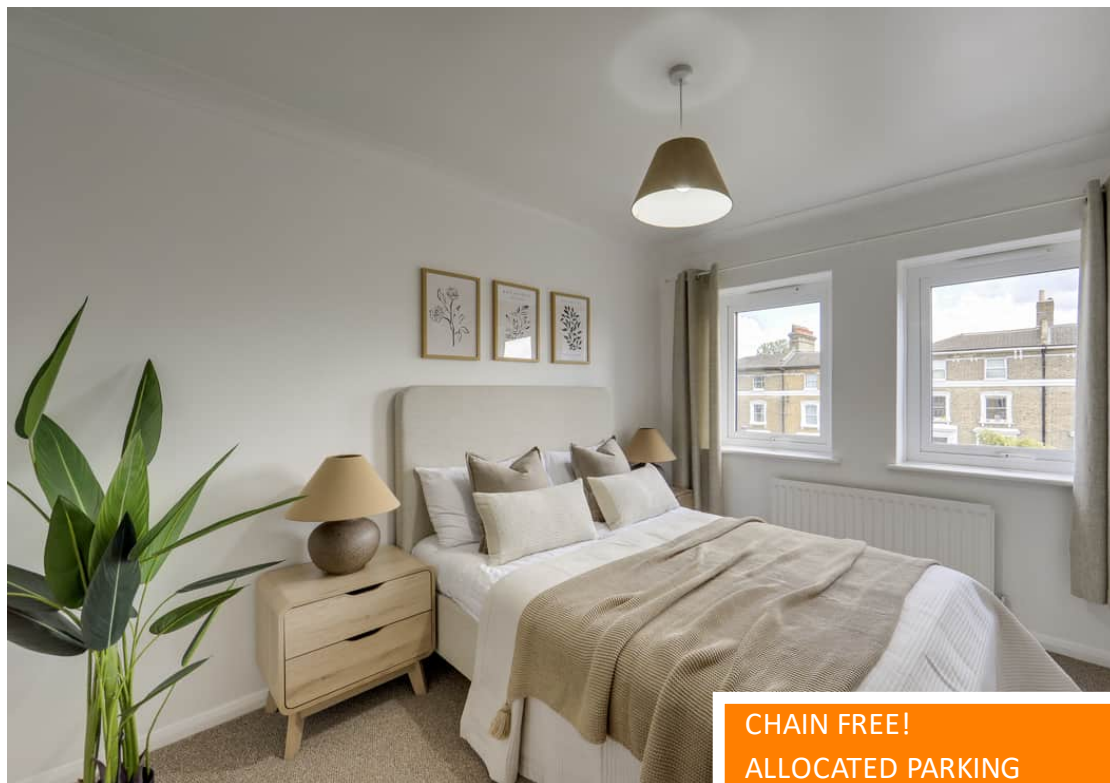
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

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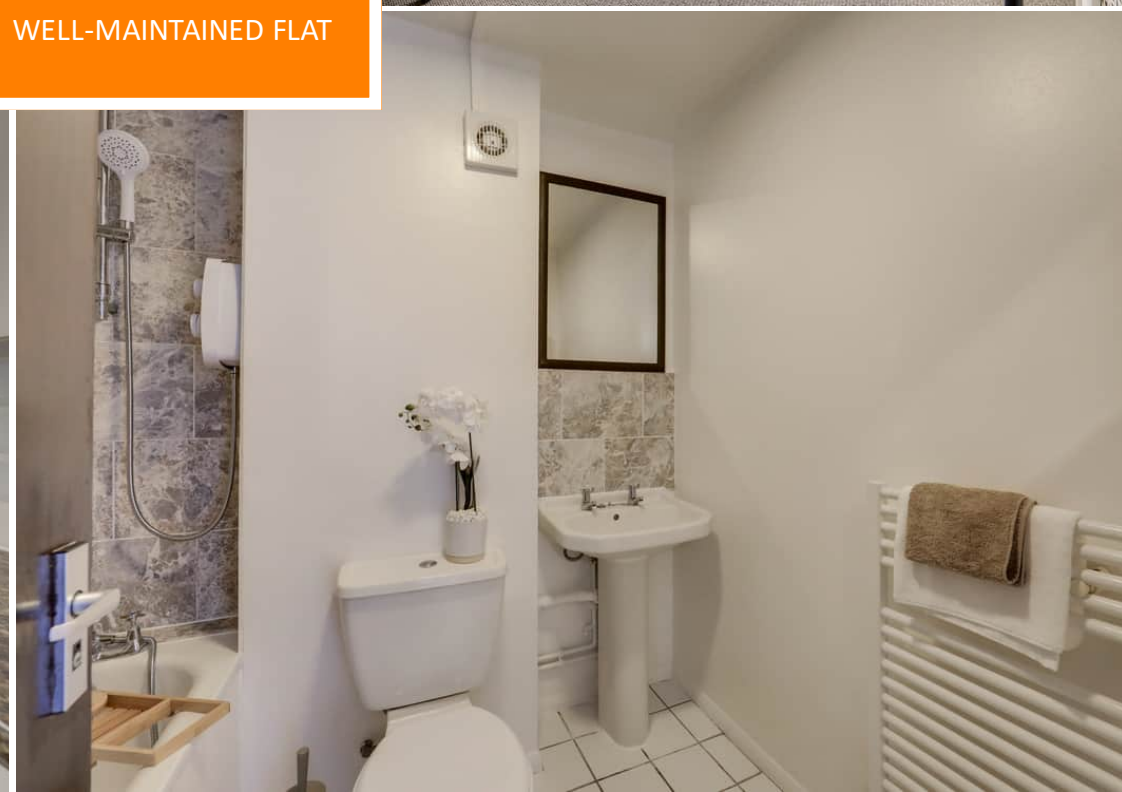
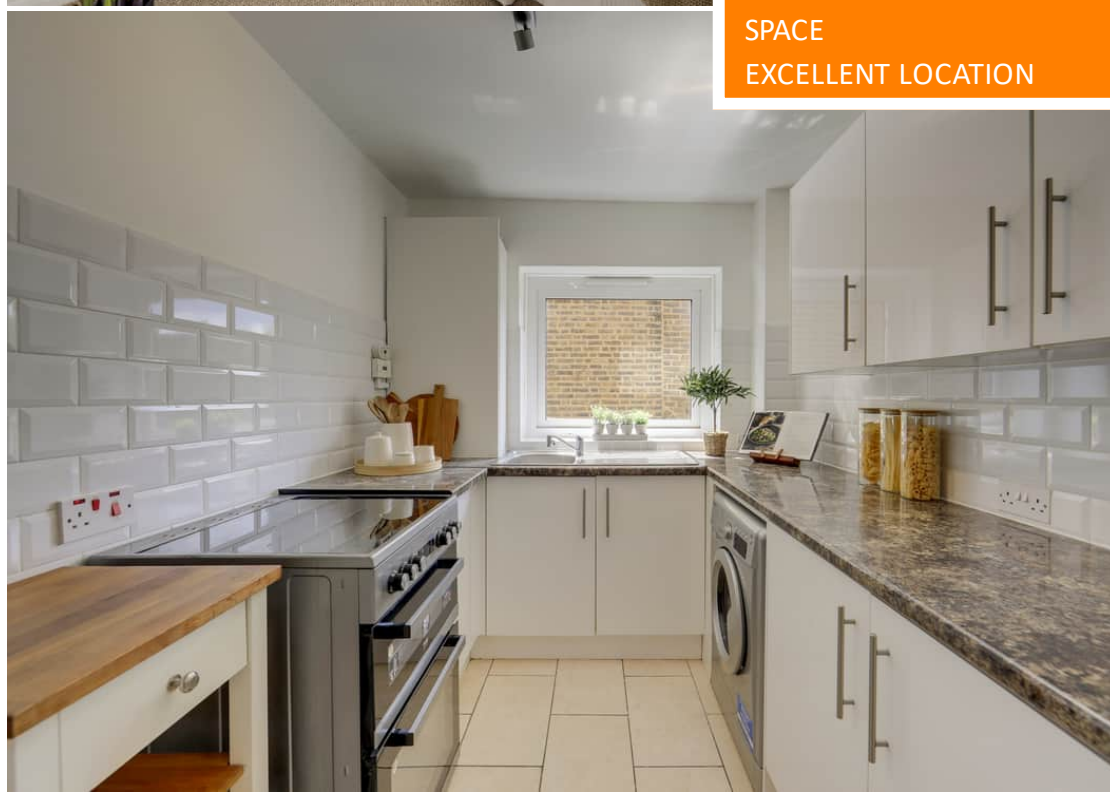
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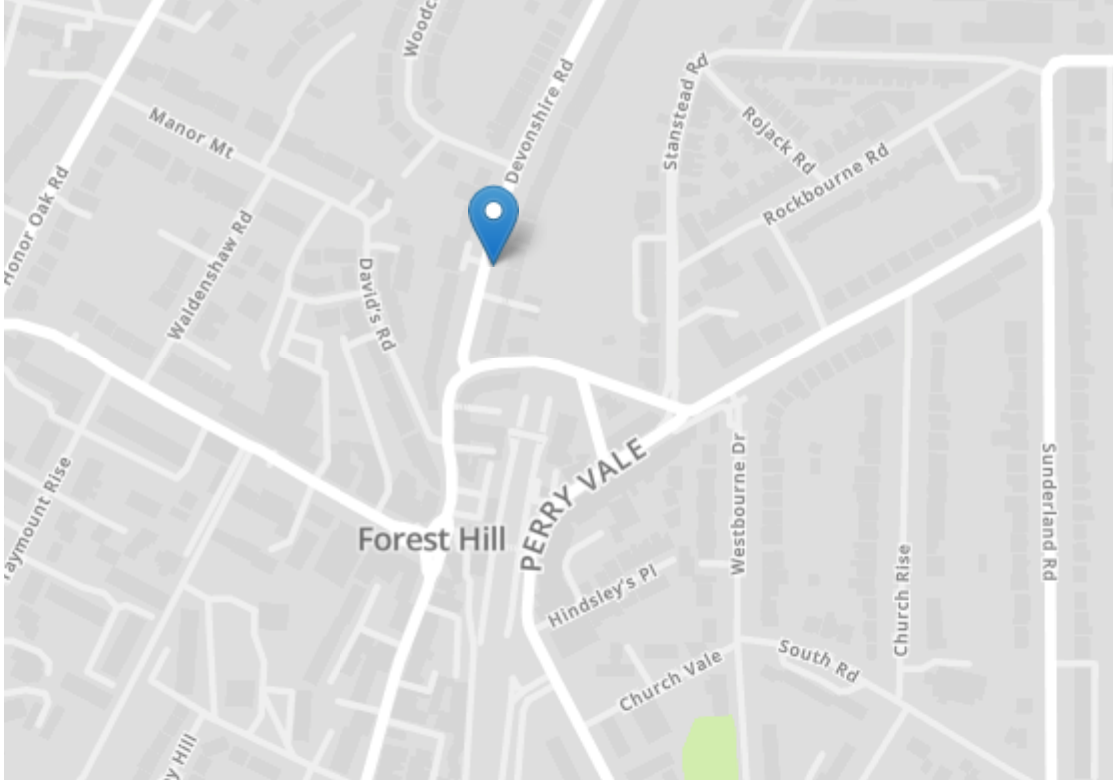


CHAIN FREE!  
ALLOCATED PARKING  
SPACE  
EXCELLENT LOCATION

TWO DOUBLE BEDROOMS  
COMMUNAL GARDEN  
WELL-MAINTAINED FLAT







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

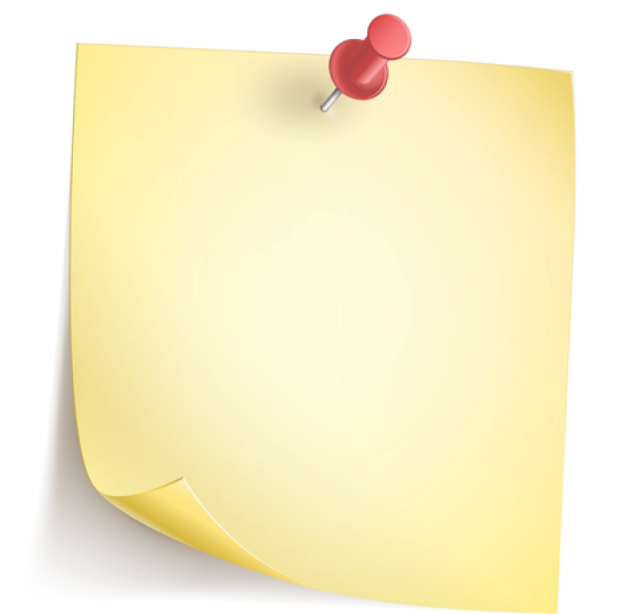
EU Directive 2002/91/EC

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LETTINGS

The Property Ombudsman  
SALES

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