

# Stanfords

— sales & lettings —



**£600,000**

3 bedroom flat

Perry Rise

Forest Hill

## Read all about it...

This exceptional 3 bedroom flat forms the first and second floor of a Victorian building. It has been beautifully maintained by the present owners and spans over 1210sqft internally within the sought-after Perry Fields Conservation Area. Perry Rise is a popular residential street within close proximity to Forest Hill railway station and its amenities as well as the outstanding Kilmore primary school.

Entering the property the stairs with fitted carpet will lead you up to the landing with understairs storage cupboards. Continue on to the spacious and well-designed open plan kitchen/diner with a fully fitted kitchen and integrated appliances, to the two generously proportioned double bedrooms and the contemporary bathroom. The loft has been recently converted to a bright double bedroom with skylights, plentiful storage and a modern shower room.

Outside, the property benefits from off-street parking and a private partly patioed partly laid-to-lawn garden with flower beds, mature trees and a garden shed.

**APPROX. 1,123SQFT  
LOFT CONVERSION  
OFF-ROAD PARKING SPACE**

**3 DOUBLE BEDROOM FLAT  
PRIVATE GARDEN  
OPEN PLAN KITCHEN**



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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, fitted carpet.

## FIRST FLOOR

### Landing

Spotlights, stained glass window, understairs cupboard, airing cupboard, fitted carpet.

### Lounge Area

4.48m x 3.24m (14' 8" x 10' 8")

Pendant ceiling light, double-glazed sash window, radiator, wood flooring.

### Kitchen/Diner

4.05m x 3.94m (13' 3" x 12' 11")

Spotlights, double-glazed sash window, alcove shelving, quartz work tops, sink, electric hob & oven with overhead fan extractor, integrated dishwasher & fridge/freezer, radiator, wood flooring.

### Bedroom

5.23m x 3.88m (17' 2" x 12' 9")

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

### Bedroom

3.94m x 2.99m (12' 11" x 9' 10")

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

## Bathroom

2.46m x 1.81m (8' 1" x 5' 11")

Circular ceiling light, double-glazed frosted sash window, basin sink unit, heated towel rail, WC, tiled splashback & flooring.

## SECOND FLOOR

### Landing

Skylight, fitted carpet.

### Bedroom

5.02m x 3.58m (16' 6" x 11' 9")

Spotlights, skylights, storage cupboard, eaves storage, radiator, fitted carpet.

### Shower Room

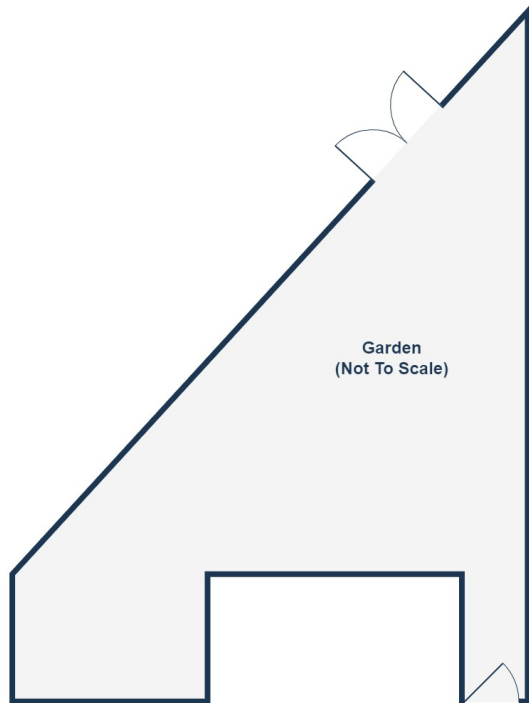
3.13m x 1.80m (10' 3" x 5' 11")

Circular ceiling lights, skylight, sink, free-standing shower with rainfall showerhead, tiled splashback & flooring.

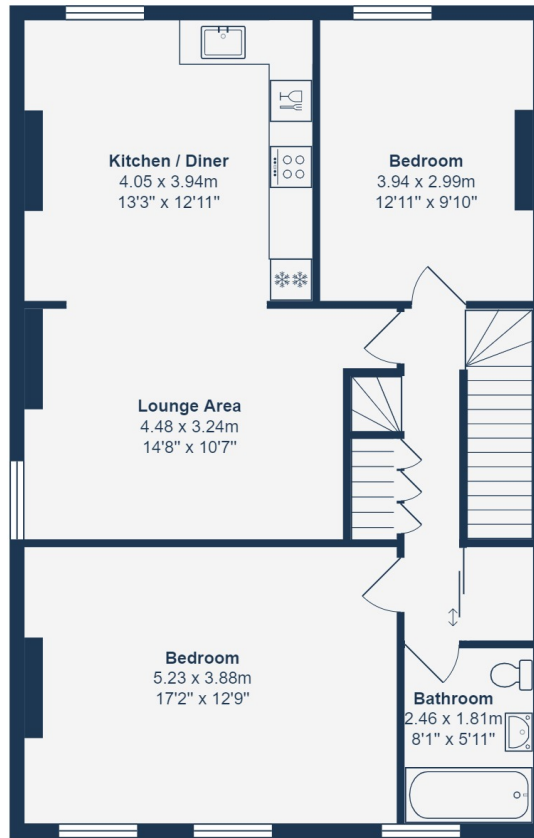
## OUTSIDE

### Garden

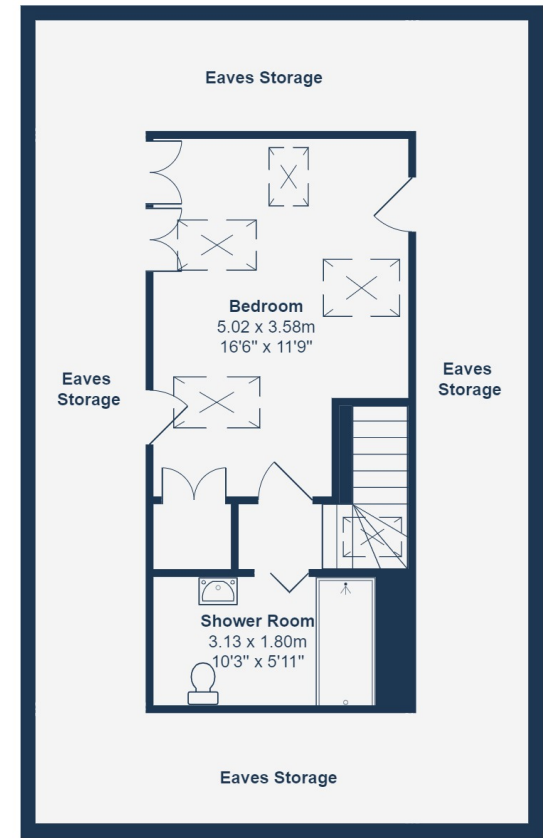
Patioed dining area, lawn, flower beds, mature trees, pathway to the garden shed and the driveway.



**Ground Floor**



**First Floor**



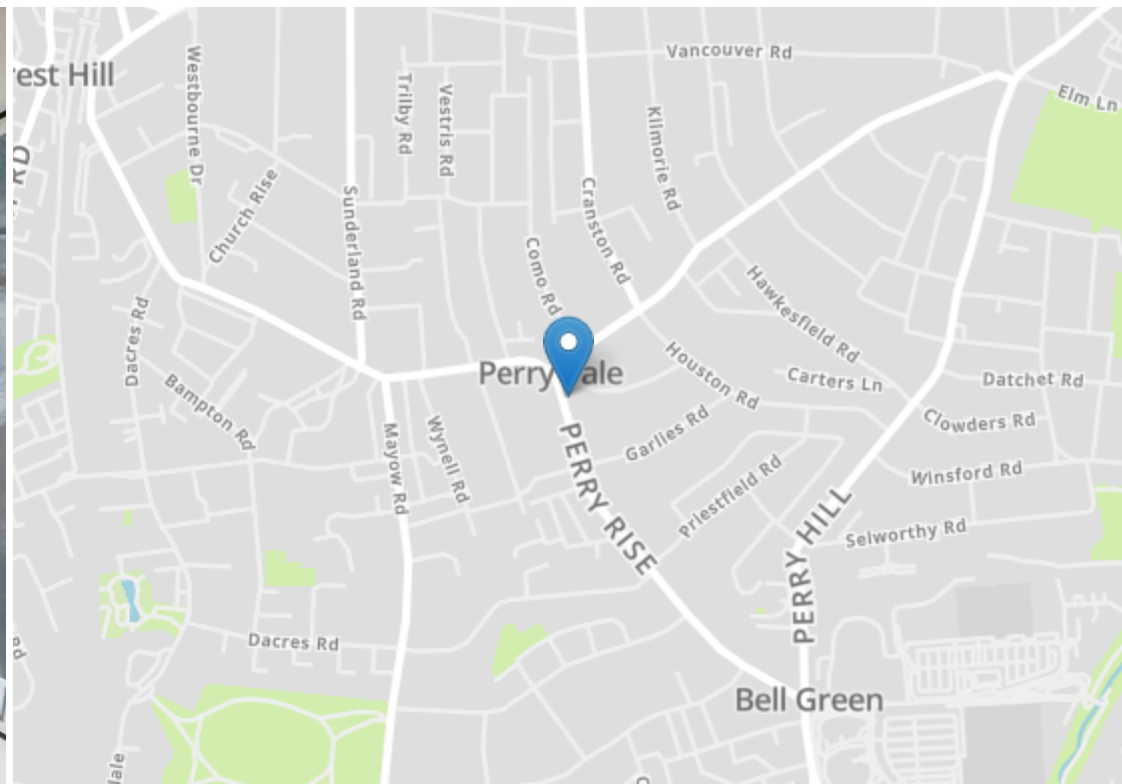
**Second Floor**

Total Area: 112.7 m<sup>2</sup> ... 1213 ft<sup>2</sup> (excluding eaves storage)

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>		
(55-68)	<b>D</b>	68	78
(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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