

# Stanfords

— sales & lettings —



**£580,000 Leasehold**  
3 bedroom apartment

4 Noel Terrace  
Forest Hill

## Read all about it...

Discover this spectacular three-bedroom apartment, ideally situated on the top floor of a sought-after Victorian mansion block, just a stone's throw from Forest Hill Town Centre. This vibrant area offers a diverse array of shops and supermarkets, exciting places to eat and drink, and convenient access to Forest Hill Station, providing frequent London Overground and National Rail services into Central London. You'll also find the Horniman Museum nearby, which features extensive gardens and a popular Sunday market showcasing independent and local producers.

Thoughtfully renovated by the current owners, this apartment beautifully showcases the period features that make these buildings so desirable. Double-glazed sash windows and column radiators complement the light and modern decor, creating a harmonious blend of old and new.

Boasting over 1,300 square feet of versatile living space, this home is flooded with natural light throughout. Stepping inside, the welcoming entrance hall leads you to the open-plan kitchen and dining room, a bright and modern space cleverly designed to create clearly defined areas for cooking and dining. The hallway also leads to three generously sized double bedrooms, a modern shower room, an additional WC, and a utility closet. The double reception room is a beautifully decorated space, benefiting from dual aspect windows that create a warm and inviting atmosphere.

This stunning apartment effortlessly combines period charm with modern convenience, making it an ideal home for those seeking a stylish and spacious place to call home in Forest Hill.

**Tenure:** Leasehold (101 years remaining) | **Service Charge:** £2,000pa | **Ground Rent:** £100pa | **Council Tax:** Lewisham band D

**TOP FLOOR APARTMENT  
THREE DOUBLE BEDROOMS  
APPROX 1,308SQFT.**

**LARGE KITCHEN/DINER  
CLOSE TO FOREST HILL STATION  
PERIOD MANSION BUILDING**



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to arrange a viewing or request further information



## THIRD FLOOR

### **Reception Room**

22' 2" x 13' 10" (6.76m x 4.22m)

Double-glazed sash windows, pendant ceiling lights, alcove shelving, column radiators, wood flooring.

### **Kitchen/Diner**

27' 7" x 11' 4" (8.41m x 3.45m)

Double-glazed sash windows, inset ceiling lights, fitted kitchen units, 1.5 bowl with mixer tap and drainer, integrated dishwasher, fridge/freezer, oven, five ring gas hob and extractor hood, cupboard housing combi boiler, column radiators, wood flooring.

### **Bedroom**

13' 9" x 10' 8" (4.19m x 3.25m)

Double-glazed sash windows, pendant ceiling light, column radiator, wood flooring.

### **Bedroom**

13' 4" x 11' 2" (4.06m x 3.40m)

Double-glazed sash windows, pendant ceiling light, fitted wardrobes, column radiators, wood flooring.

### **Shower Room**

8' 5" x 8' 4" (2.57m x 2.54m)

Double-glazed sash window, ceiling light, walk-in shower with overhead and handheld showers, washbasin, WC, storage cupboard, tile flooring.

### **WC**

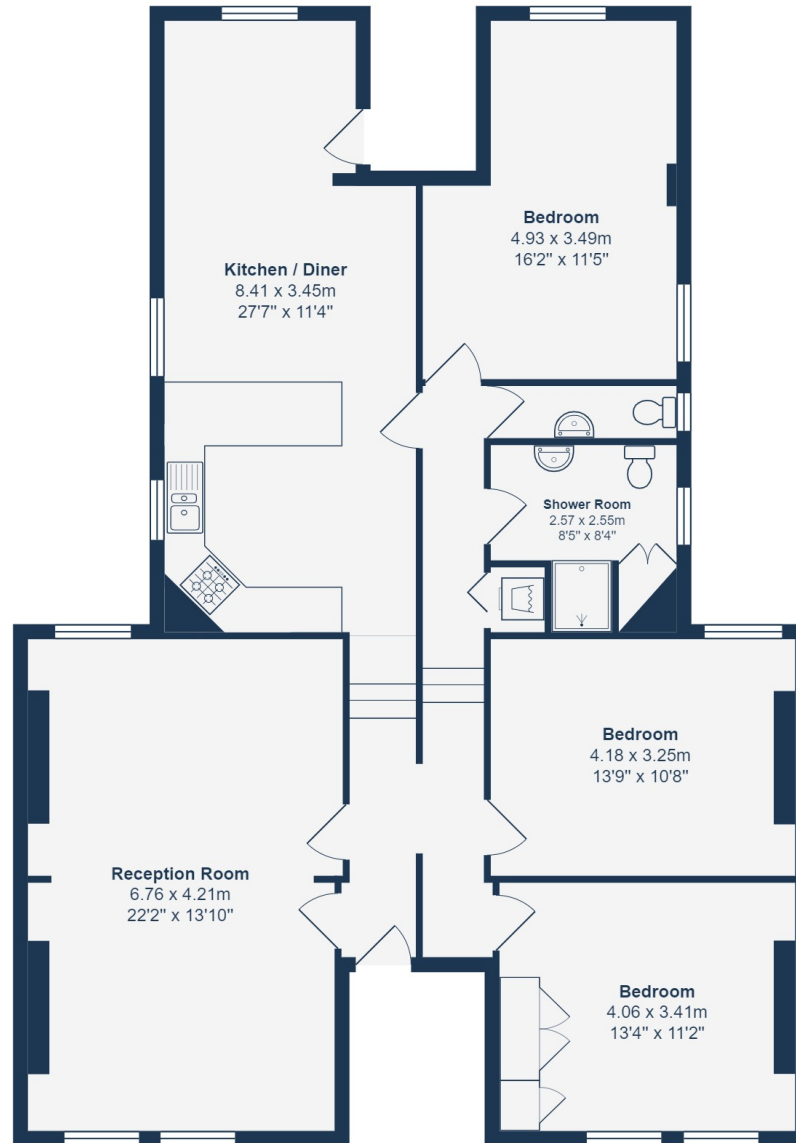
8' 4" x 2' 4" (2.54m x 0.71m)

Double-glazed sash window, pendant ceiling light, washbasin, WC, radiator, vinyl flooring.

### **Bedroom**

16' 2" x 11' 5" (4.93m x 3.48m)

Double-glazed sash windows, pendant ceiling lights, column radiator, wood flooring.



**Third Floor**

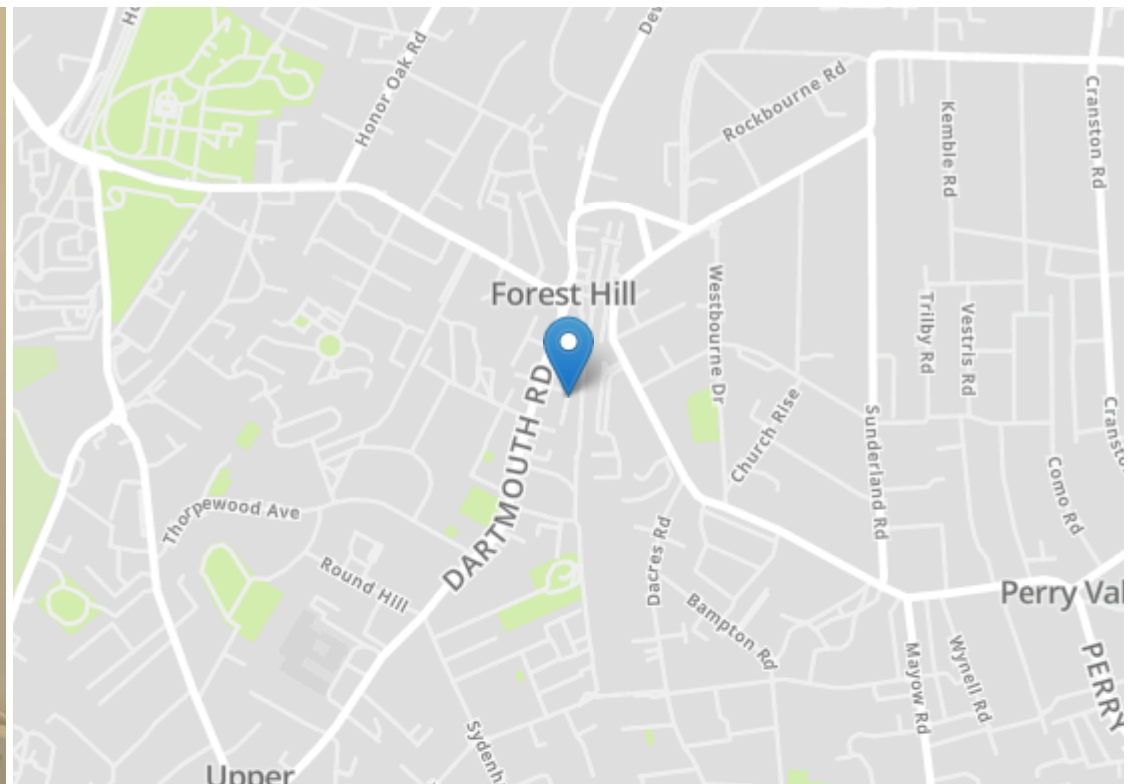
Total Area: 121.5 m<sup>2</sup> ... 1308 ft<sup>2</sup>

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.







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>		79
(55-68)	<b>D</b>	67	
(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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