



£275,000

1 bedroom

St German's Road
Forest Hill

Read all about it...

Tucked away on the well-regarded St German's Road, this bright and inviting one-bedroom first-floor flat offers a fantastic opportunity to step onto the property ladder in a leafy yet well-connected corner of South East London.

Set within Forest House, a purpose-built development, the flat benefits from a well-balanced layout and generous natural light, with scope for updating to make it your own. Inside, you'll find a spacious reception room, a separate kitchen, a double bedroom, and a clean, functional bathroom.

Residents enjoy access to communal gardens, off-street parking, and secure entry.

Just under a mile from Forest Hill station, with fast links to London Bridge and the Overground, plus easy access to local shops, cafés, and the Horniman Gardens and Museum.

FIRST FLOOR

Lounge/Diner

3.55m x 5.29m (11' 8" x 17' 4")

Double-glazed windows, fitted carpet , radiator.

Kitchen

2.39m x 1.77m (7' 10" x 5' 10")

Matching wall & base level units, laminate worktops, single drainer sink with mixer tap, four ring gas hob, extractor hood, electric oven, washing machine, boiler, tiled splashback.

Bedroom

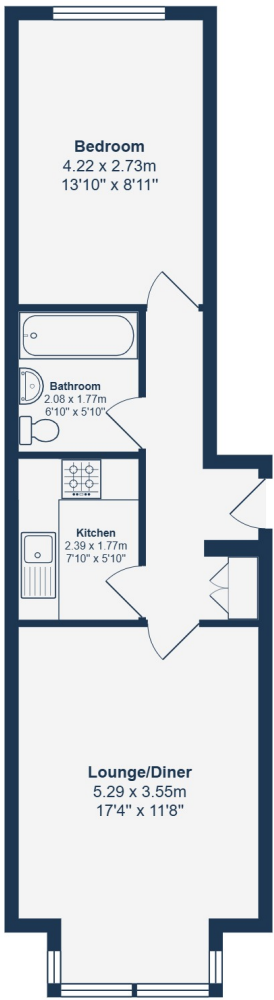
2.73m x 4.22m (8' 11" x 13' 10")

Double-glazed windows, wall light, fitted carpet.

Bathroom

2.06m x 1.77m (6' 9" x 5' 10")

Panel enclosed bath with shower attachment, fixed wash basin, low-level WC, heated towel rail, powered extractor fan.



First Floor

Total Area: 44.0 m² ... 474 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?

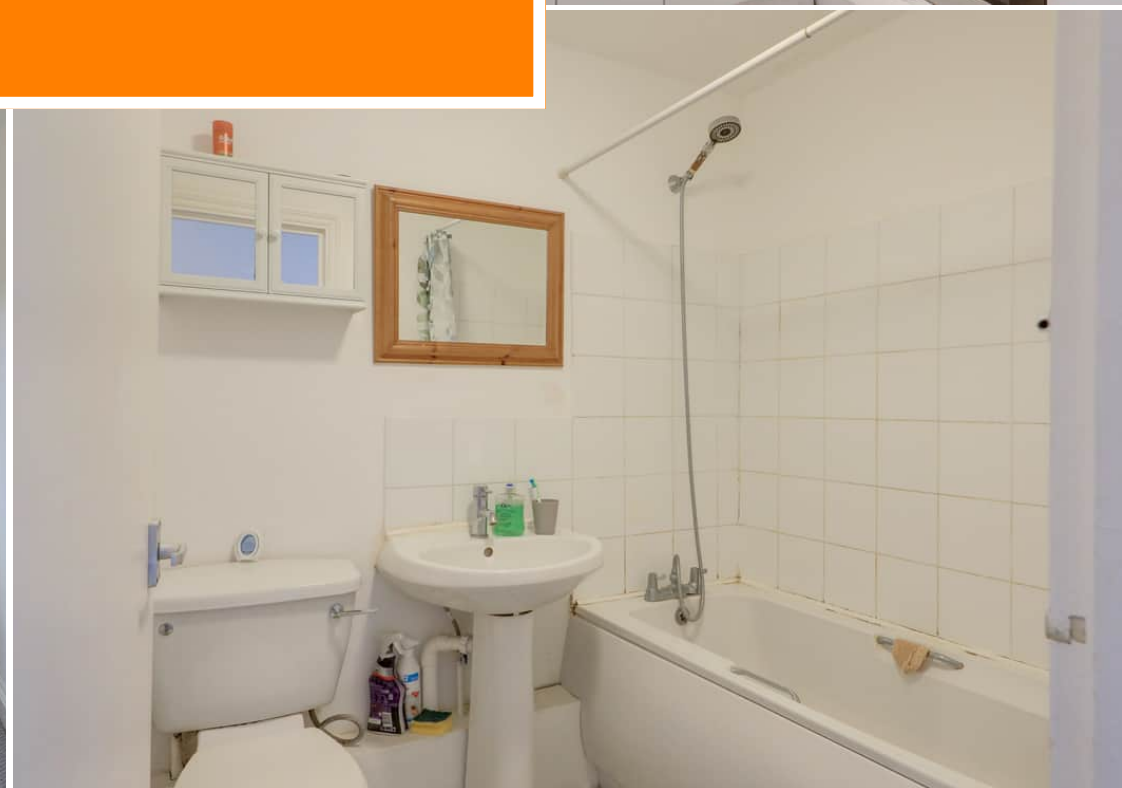
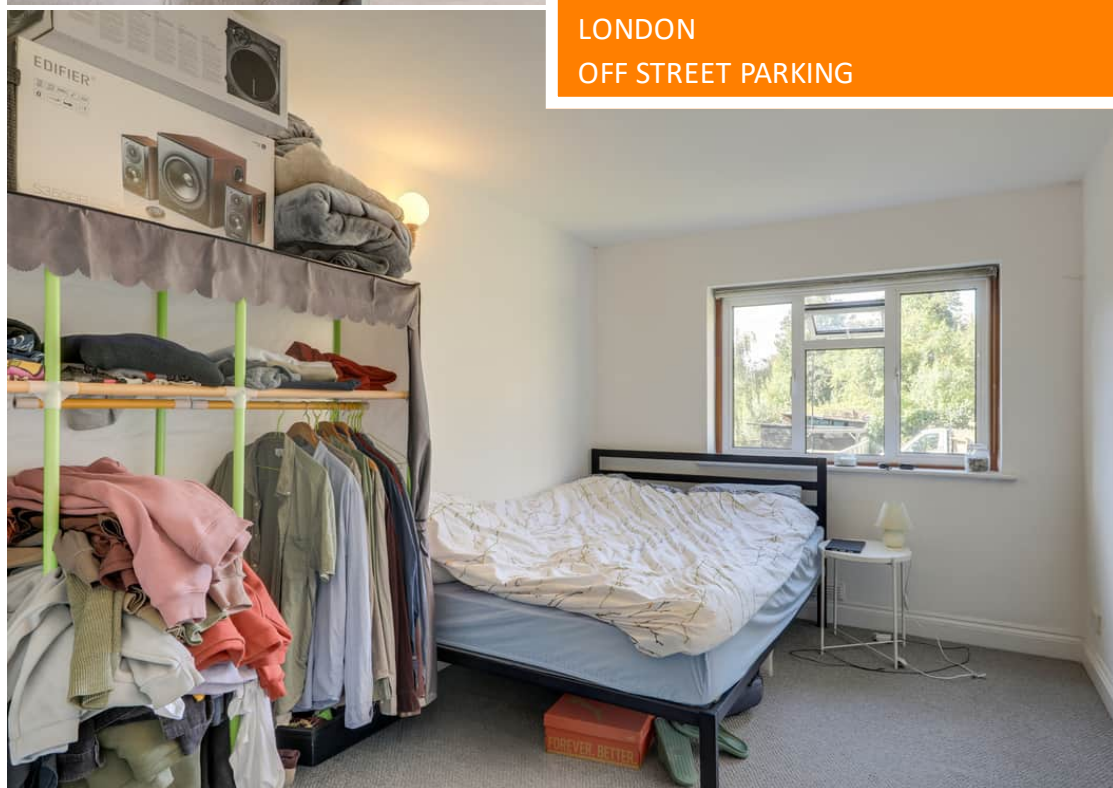
Call 020 8699 6778 or email us at foresthill@stanfordstates.london to arrange a viewing or request further information

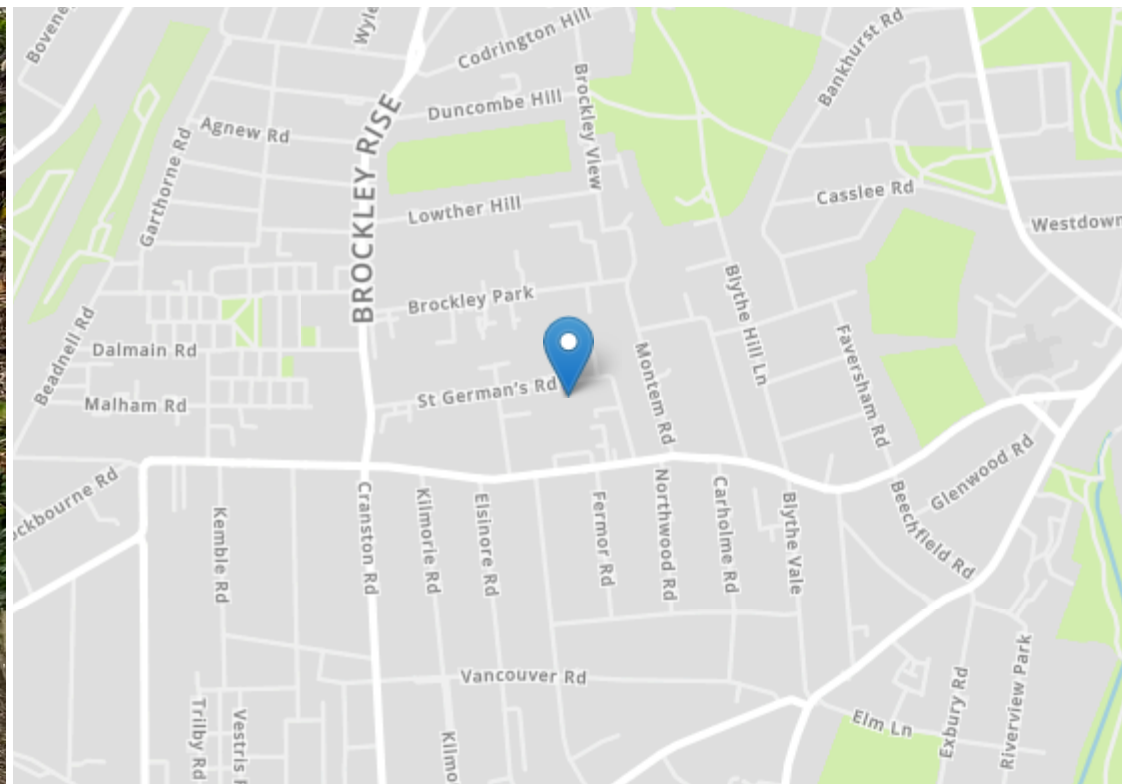
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BRIGHT AND SPACIOUS LIVING AREA
SEPERATE KITCHEN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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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