

Stanfords  
— sales & lettings —



**£1,750 pcm**  
2 bedroom flat

Vancouver Road  
Forest Hill

# Read all about it...

Forming part of an attractive semi-detached Victorian house is this spacious 2-bedroom first floor flat. Located on a popular road in Forest Hill, this conversion flat offers neutrally decorated accommodation throughout. There is a reception room with bay window, a modern fitted kitchen with space for a dining table, 2 double bedrooms, and bathroom with a separate WC. The flat has also the benefit of a private section of a South-facing garden.

This fantastic location is in close proximity to Forest Hill or Honor Oak Park stations, providing links to East, Central and North London. It is also within short distance of a number of artisan coffee shops, delis and gift shops. The popular Horniman Gardens is just a short distance away and a number of other green spaces are also within walking distance.

Overall, it is a great opportunity for couples or single professionals. Available immediately. Call now to book your viewing!

**Council Tax:** Lewisham Band C

## FIRST FLOOR

### Hallway

Pendant ceiling light, radiator, fitted carpet.

### Reception Room

6.55m x 3.11m (21' 6" x 10' 2")

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

### Kitchen/Diner

4.09m x 3.81m (13' 5" x 12' 6")

Spotlights, double-glazed sash windows, matching base units, laminate top surfaces, electric oven, 5 ring gas hob with overhead fan extractor, stainless steel sink with drainer, fridge, radiator, linoleum flooring.

### Bedroom

5.51m x 4.01m (18' 1" x 13' 2")

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

### Bedroom

4.99m x 2.77m (16' 4" x 9' 1")

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

### Bathroom

2.58m x 1.81m (8' 6" x 5' 11")

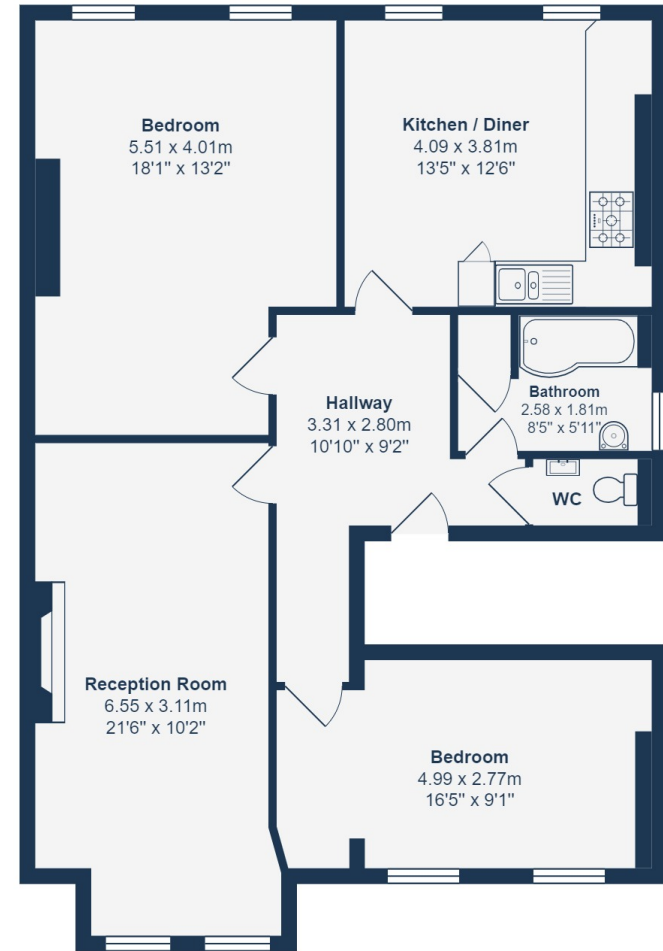
Spotlights, double-glazed frosted sash window, bathtub with rainfall shower head, tiled splashback, sink, storage cupboard, washing machine, radiator, laminate flooring.

### WC

Spotlights, double-glazed frosted window, sink, heated towel rail, WC, laminate flooring.

### OUTSIDE

### Private section of garden



First Floor

Total Area: 87.6 m<sup>2</sup> ... 943 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?

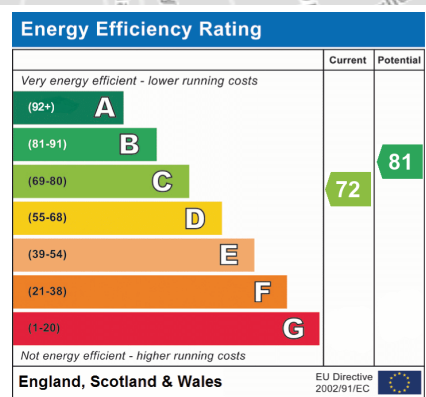
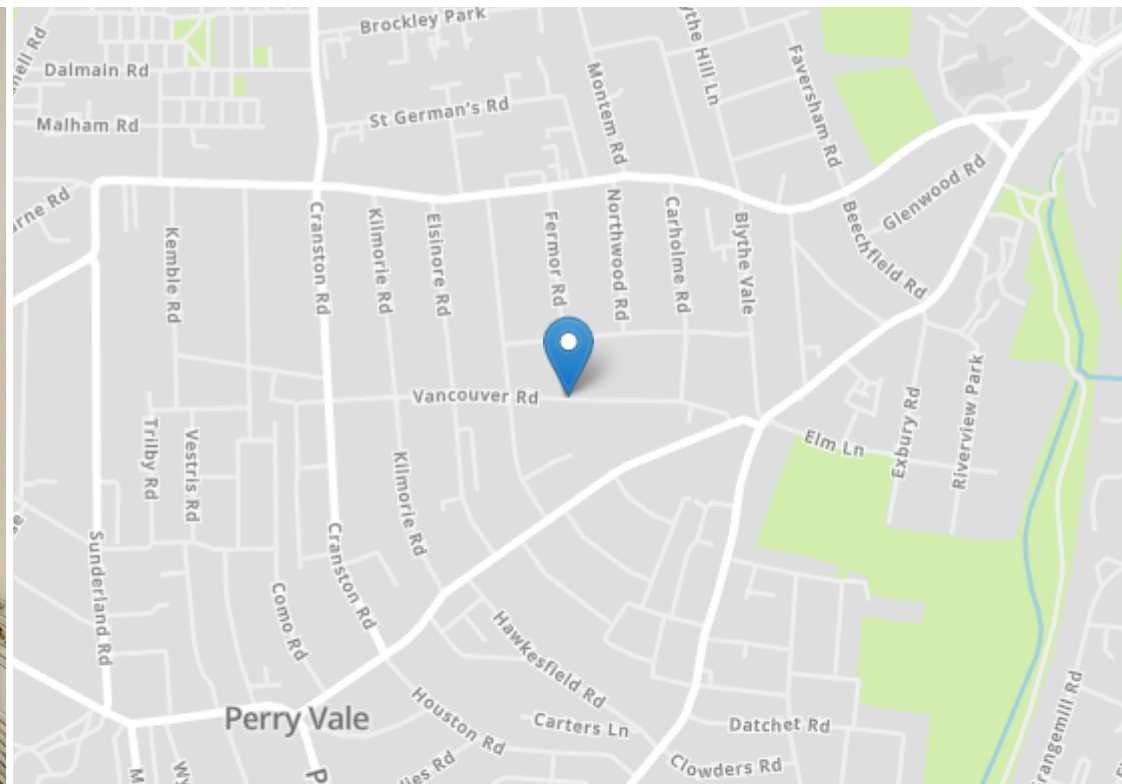
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KITCHEN / DINING  
ROOM





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