

Stanfords

— sales & lettings —



£425,000

2 bedroom flat

Como Road
Forest Hill

Read all about it...

Located just half a mile from Forest Hill Station and the town centre, this spacious 2-bedroom flat is a fantastic property for anyone looking to climb London's property ladder. Originally a house, the property has been converted into 3 separate flats with the ground floor dwelling benefitting from the 45' rear garden.

Internally, the property comprises; a welcoming entrance hall with storage, a double bedroom with sash bay windows, a single bedroom facing the garden, a contemporary open-plan kitchen with a spacious living area, and 3 white-piece bathroom suite.

Prospective buyers will be drawn to the generously sized west-facing private garden. Sliding glass doors lead from the living area onto the tiered garden features a patioed dining area leading to a well-maintained lawn, surrounded by shrubs and greenery.

Council Tax: Lewisham Band C

GROUND FLOOR

Hallway

Pendant light, storage cupboard, wood effect flooring.

Reception Room / Kitchen

5.74m x 4.23m (18' 10" x 13' 11")

Reception Room Area: Pendant light, radiator, double-glazed sliding patio door to the garden, wood effect flooring.

Kitchen Area: Spotlights, matching base units, laminate top surfaces, electric oven, induction hob with overhead fan extractor, stainless steel sink with drainer, integrated dishwasher, microwave and fridge with freezer, wood effect flooring.

Bedroom

3.84m x 3.08m (12' 7" x 10' 1")

Pendant light, sash bay window, radiator, wood effect flooring.

Bedroom

Pendant light, window to garden, radiator, wood effect flooring.

4.16m x 2.10m (13' 8" x 6' 11")

Bathroom

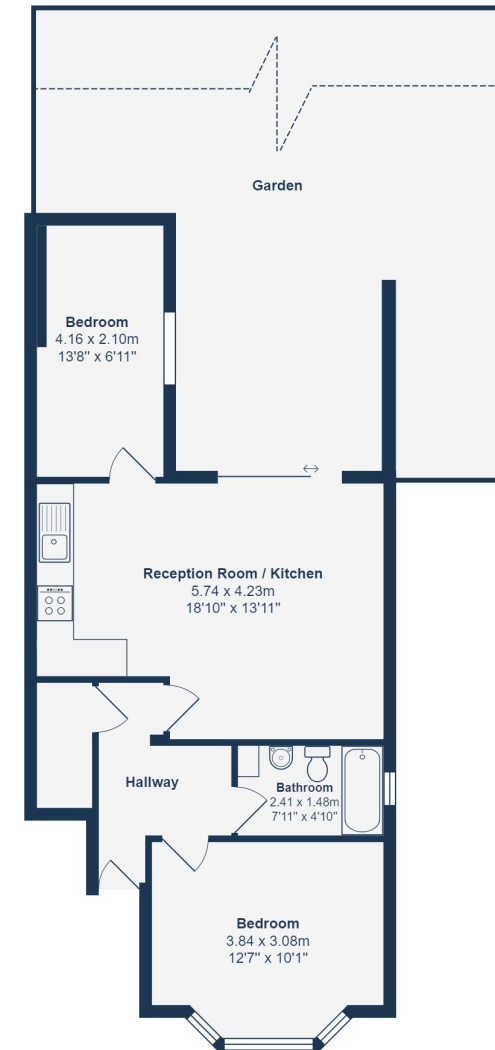
2.41m x 1.48m (7' 11" x 4' 10")

Spotlights, frosted window, tiled walls, bathtub, sink basin, radiator, WC, tiled flooring.

OUTSIDE

Garden

Tiered garden surrounded by a wooden fence. Patioed dining area, well-maintained lawn, flower beds, garden shed.



GROUND FLOOR

Total Area: 54.5 m² ... 587 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?

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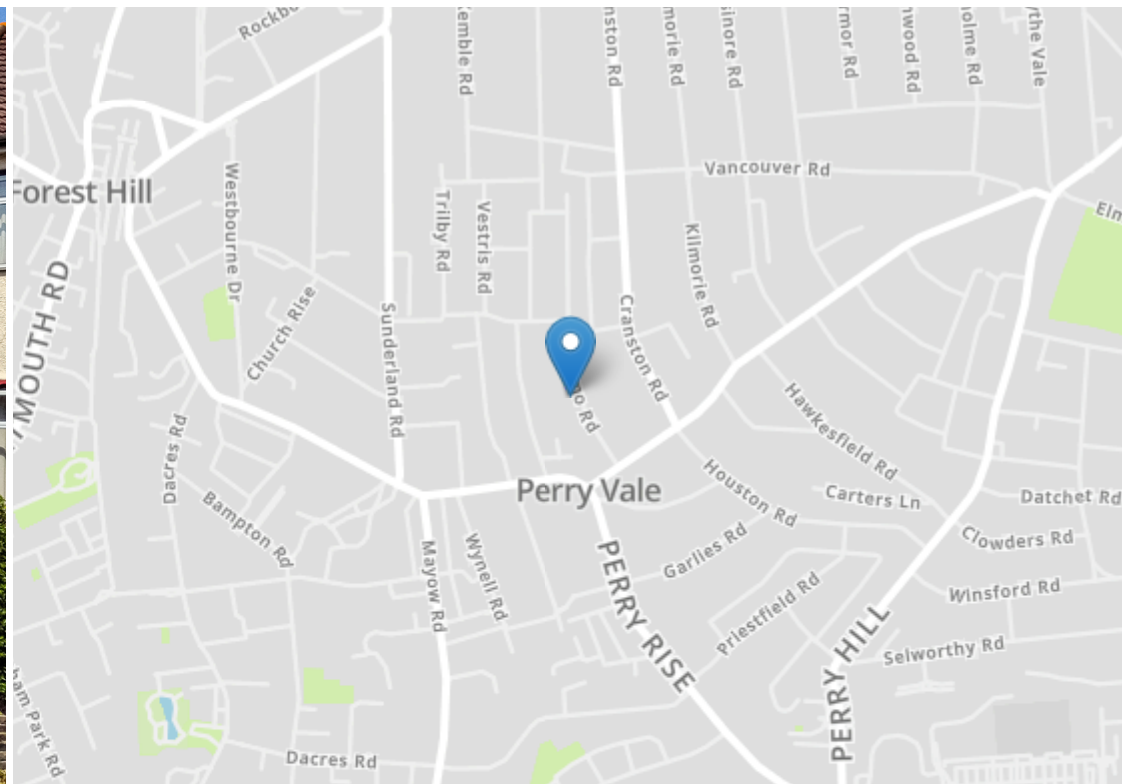
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GROUND FLOOR FLAT
OPEN-PLAN KITCHEN/LOUNGE
PRIVATE 45' GARDEN

0.5 MI TO FOREST HILL
STATION
APPROX 586SQFT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	61	
(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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