



£475,000 Share of Freehold
2 bedroom maisonette

St German's Road
Forest Hill

Read all about it...

A light and modern two-bedroom split-level maisonette with a private garden, this home presents an exciting opportunity for buyers seeking a stylish, move-in ready property in a well-connected location.

With its own private entrance, the maisonette forms part of a semi-detached period conversion and has been beautifully decorated throughout. The ground floor features a welcoming entrance hall leading to a sleek modern kitchen, a convenient downstairs WC, and a spacious lounge with ample dining space. French doors open directly onto a generously sized garden, complete with mature planting and a patio area. Upstairs, there are two generously proportioned bedrooms, including a master with built-in storage, along with a contemporary shower room. Additional benefits include a shared driveway for off-street parking.

Ideally positioned for Forest Hill, Crofton Park, and Honor Oak Park stations, the flat enjoys excellent transport links into Central London. The local area offers a vibrant mix of independent cafés, restaurants, and shops, with plenty of green space nearby — including the much-loved Blythe Hill Fields, just moments away.

TWO DOUBLE BEDROOMS
BEAUTIFULLY PRESENTED THROUGHOUT
SHARED DRIVEWAY
GREAT TRANSPORT LINKS

SPLIT LEVEL MAISONETTE
PRIVATE ENTRANCE & GARDEN
MODERN KITCHEN & SHOWER ROOM
CLOSE TO BLYTHE HILL FIELDS

Like what you see?

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





GROUND FLOOR

Entrance Hall

Ceiling light, radiator, tile flooring.

Living Room

5.36m x 3.73m (17' 7" x 12' 3")

Double-glazed windows and French doors to garden, ceiling light, storage cupboards, radiator, laminate wood flooring.

Kitchen

2.72m x 2.53m (8' 11" x 8' 4")

Double-glazed window, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated oven, electric hob and extractor hood, plumbing for washing machine and dishwasher, combi boiler (installed 2025), tile flooring.

WC

Double-glazed window, inset ceiling spotlights, washbasin, WC, tile flooring.

FIRST FLOOR

Bedroom

3.73m x 3.13m (12' 3" x 10' 3")

Double-glazed window, inset ceiling spotlights, built-in wardrobes, radiator, laminate wood flooring.

Bedroom

3.52m x 2.72m (11' 7" x 8' 11")

Double-glazed window, pendant ceiling light, radiator, laminate wood flooring.

Shower Room

2.14m x 1.40m (7' 0" x 4' 7")

Double-glazed window, inset ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Garden

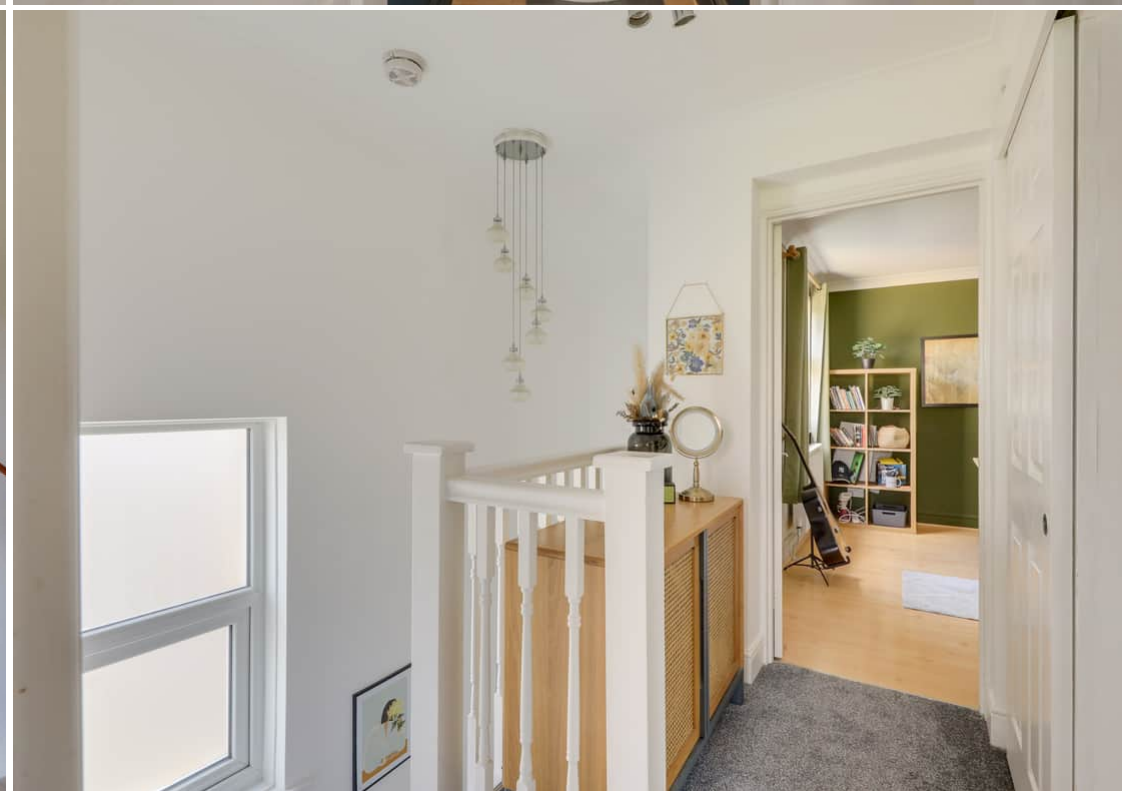
Paved patio leading to lawn with mature plant borders, shed.



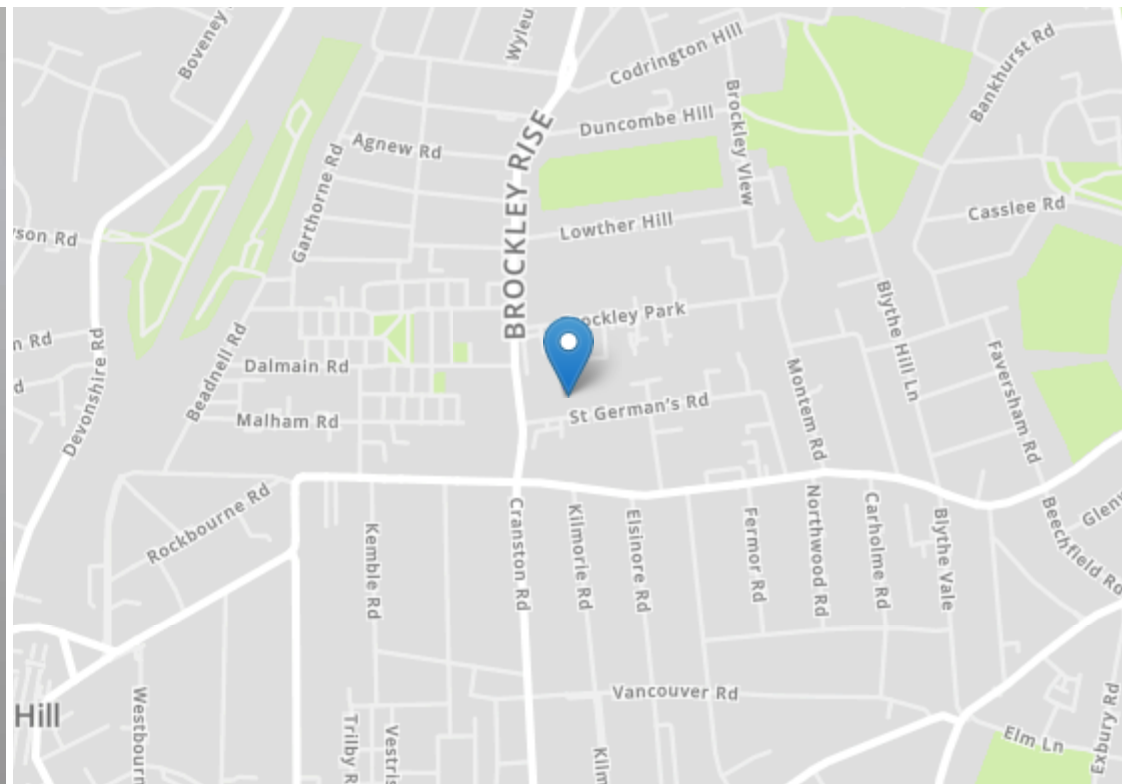
Total Area: 64.0 m² ... 689 ft²

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.







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