



**£375,000 Leasehold**  
2 bedroom flat

Tyson Road  
Forest Hill



## Read all about it...

Offered to the market with no onward chain, this bright and spacious two-bedroom flat occupies the first floor of a well-maintained period conversion and benefits from a private garden.

Inside, the property features a generous reception room with ample space for both dining and relaxing, along with a well-appointed kitchen and bathroom. Both bedrooms are well-proportioned, providing comfortable and versatile living accommodation.

Outside, the private rear garden is a leafy green oasis — a tranquil space to unwind or entertain outdoors.

Ideally located for excellent transport links, Forest Hill and Honor Oak Park stations offer fast connections to Central London via the Overground and National Rail. The area enjoys a vibrant community atmosphere, with an array of independent shops, cafés, and supermarkets, as well as the renowned Horniman Museum and Gardens, home to a popular Sunday market. Perfect for those seeking convenience, charm, and a lively local lifestyle.

**FIRST FLOOR FLAT**  
**SPACIOUS 16' LOUNGE**  
**GREAT TRANSPORT LINKS**

**NO ONWARD CHAIN**  
**PRIVATE GARDEN**  
**QUIET LOCATION**

**Like what you see?**

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to arrange a viewing or request further information









## FIRST FLOOR

### Entrance Hall

Track ceiling light, entry phone, storage cupboard, fitted carpet.

### Reception Room

5.10m x 5.08m (16' 9" x 16' 8")

Double-glazed sash windows, pendant ceiling light, radiator, fitted carpet.

### Kitchen

3.09m x 2.70m (10' 2" x 8' 10")

Double-glazed window, track ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for washing machine, oven with gas hob, combi boiler, radiator, vinyl flooring.

### Bedroom

4.31m x 4.15m (14' 2" x 13' 7")

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Bedroom

3.28m x 1.91m (10' 9" x 6' 3")

Double-glazed sash window, pendant ceiling light, radiator, fitted carpet.

### Bathroom

3.00m x 1.68m (9' 10" x 5' 6")

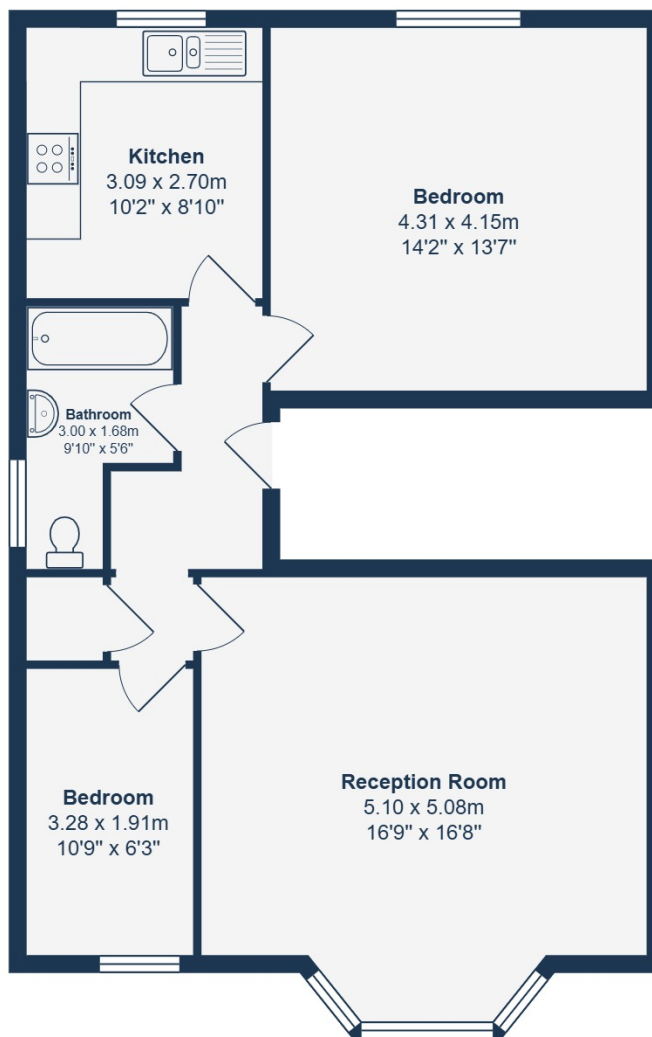
Double-glazed window, flush ceiling light, bathtub with shower, washbasin, WC, radiator.

## OUTSIDE

### Garden

Lawn with mature plants and trees, garden pond.





**First Floor**

Total Area: 67.6 m<sup>2</sup> ... 728 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.



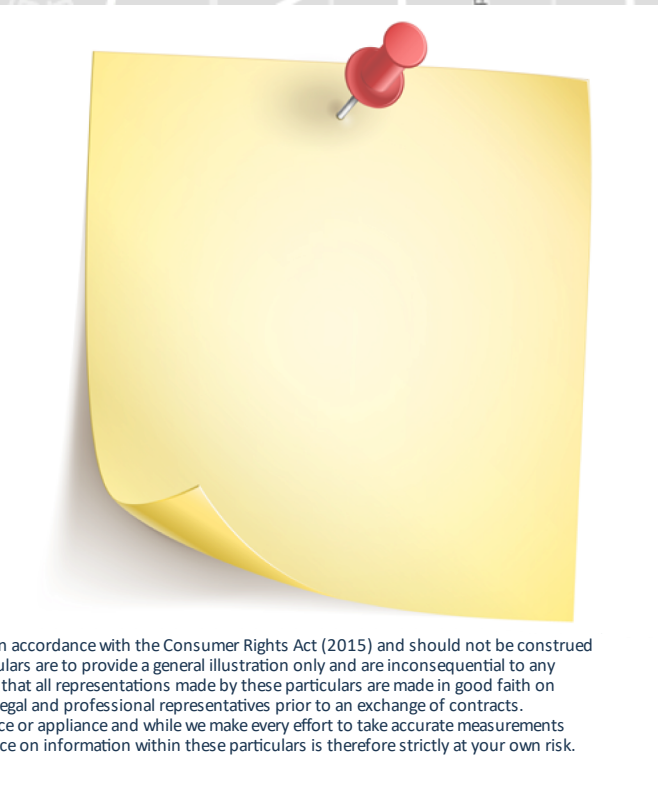
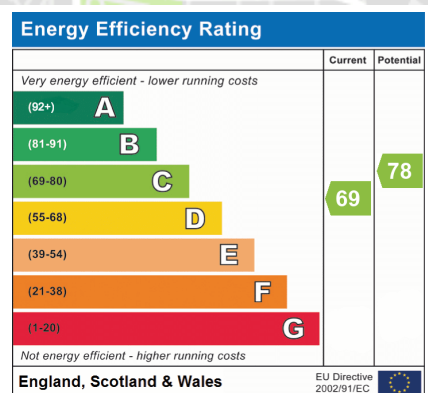
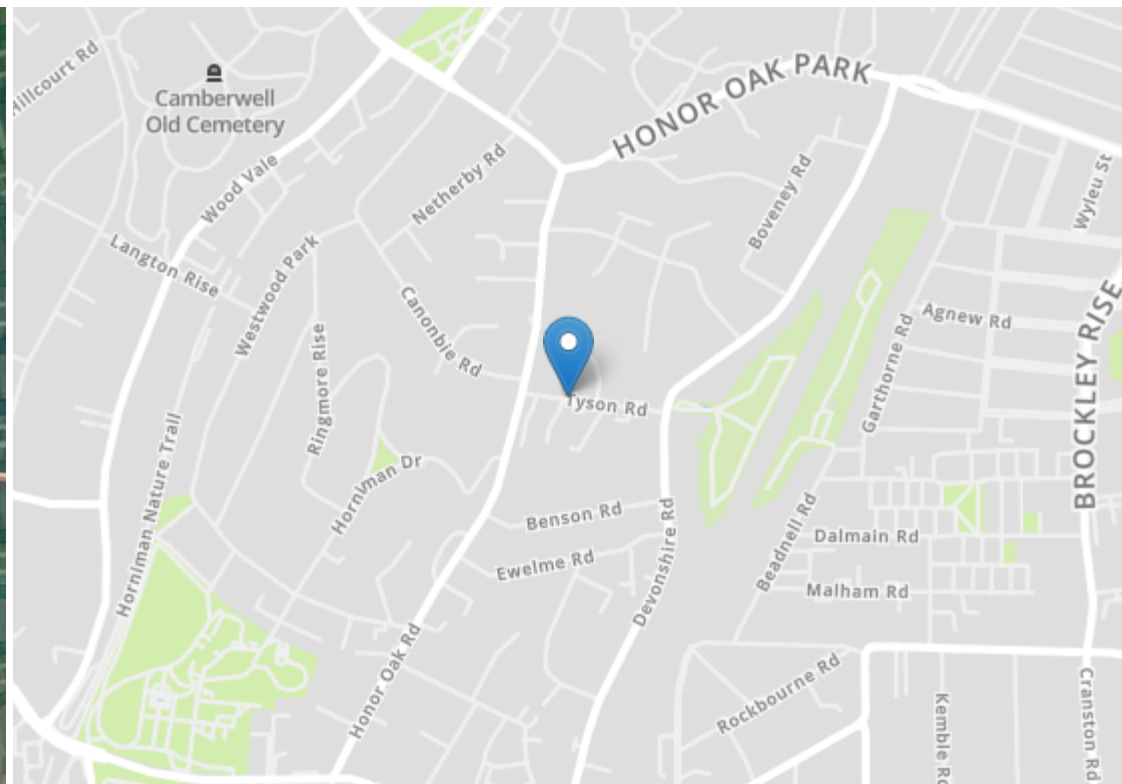






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