



**£525,000 Leasehold**  
3 bedroom flat

Farren Road  
Forest Hill

## Read all about it...

Recently refurbished throughout and offered to the market with no onward chain, this spacious three-bedroom flat presents a fantastic opportunity for buyers seeking a move-in-ready home in a prime location.

Set across the first and second floors of a period conversion, the property boasts stylish contemporary interiors. A bright and open lounge and kitchen area features sleek fitted units, integrated appliances, and bay windows that flood the space with natural light. The first floor also offers two good-sized bedrooms, one benefiting from its own en suite shower room. Upstairs, the second floor houses a further spacious double bedroom and a modern family bathroom. There is also access to a large loft space, providing excellent additional storage.

Ideally located on a quiet residential street within easy reach of Forest Hill town centre, the property enjoys close proximity to a wide range of shops, supermarkets, cafés, and restaurants. Excellent transport links are nearby, with Forest Hill Station offering frequent London Overground and National Rail services into Central London.

**Tenure:** Leasehold (remaining term - 990 years) | **Monthly Service Charge:** £101.24 | **Council Tax:** Lewisham band C

**NO ONWARD CHAIN**  
**RENOVATED THROUGHOUT**  
**OPEN PLAN KITCHEN/LOUNGE**  
**LONG LEASE - 900+ YEARS**

**SPLIT LEVEL FLAT**  
**LIGHT & MODERN INTERIORS**  
**THREE BEDS - TWO BATHS**  
**0.6 MI TO FOREST HILL STATION**



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to arrange a viewing or request further information





## FIRST FLOOR

### Open Plan Kitchen & Lounge

4.79m x 4.32m (15' 9" x 14' 2")

Double-glazed windows, ceiling light, fitted kitchen units, sink with mixer tap, integrated washing machine, fridge/freezer, microwave, oven, eclectic hob and extractor hood, radiator, parquet flooring.

### Bedroom

3.58m x 3.09m (11' 9" x 10' 2")

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

### Bedroom

3.12m x 2.84m (10' 3" x 9' 4")

Double-glazed window, ceiling light, radiator, cupboard housing boiler, fitted carpet.

### Ensuite

1.83m x 1.57m (6' 0" x 5' 2")

Inset ceiling spotlights, walk-in shower, washbasin on vanity unit, backlight vanity mirror, WC, heated towel rail, tile flooring.

## SECOND FLOOR

### Bedroom

2.96m x 2.84m (9' 9" x 9' 4")

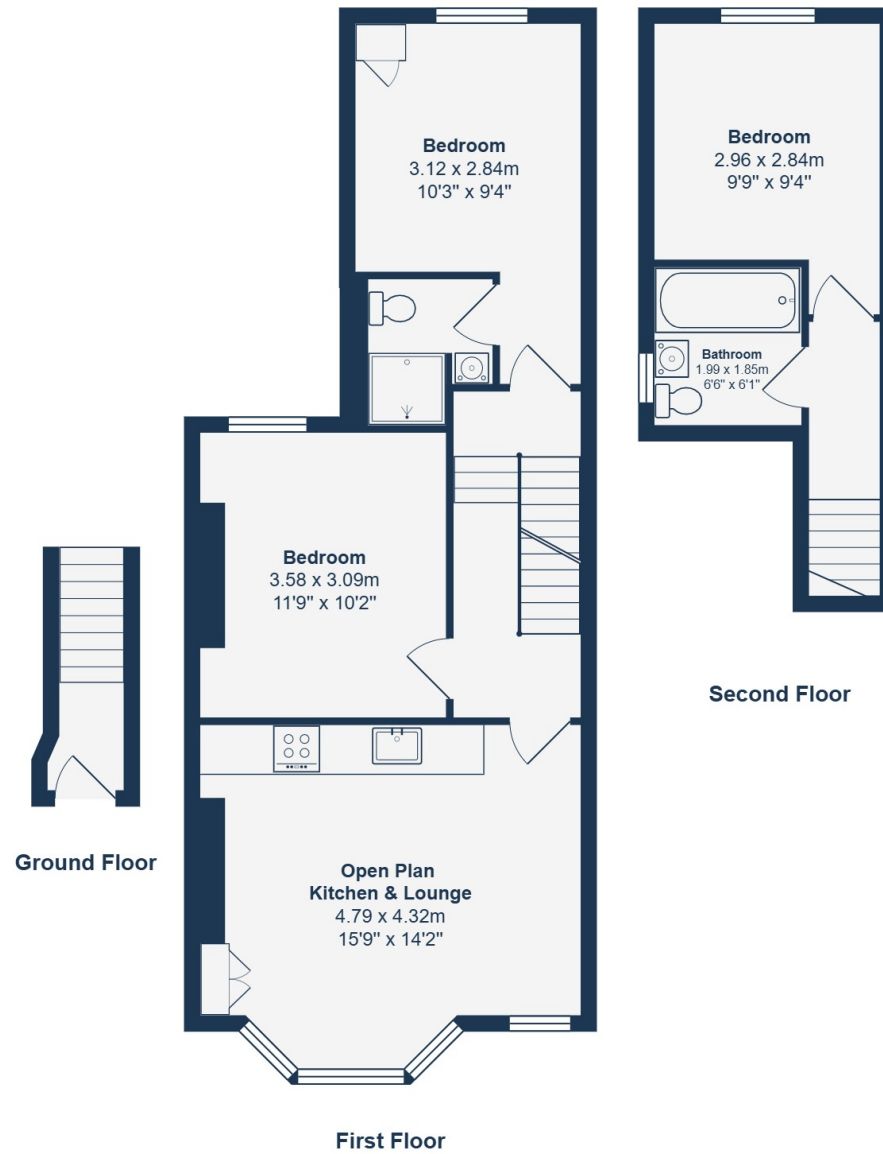
Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Bathroom

1.99m x 1.95m (6' 6" x 6' 5")

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, radiator, tile flooring.

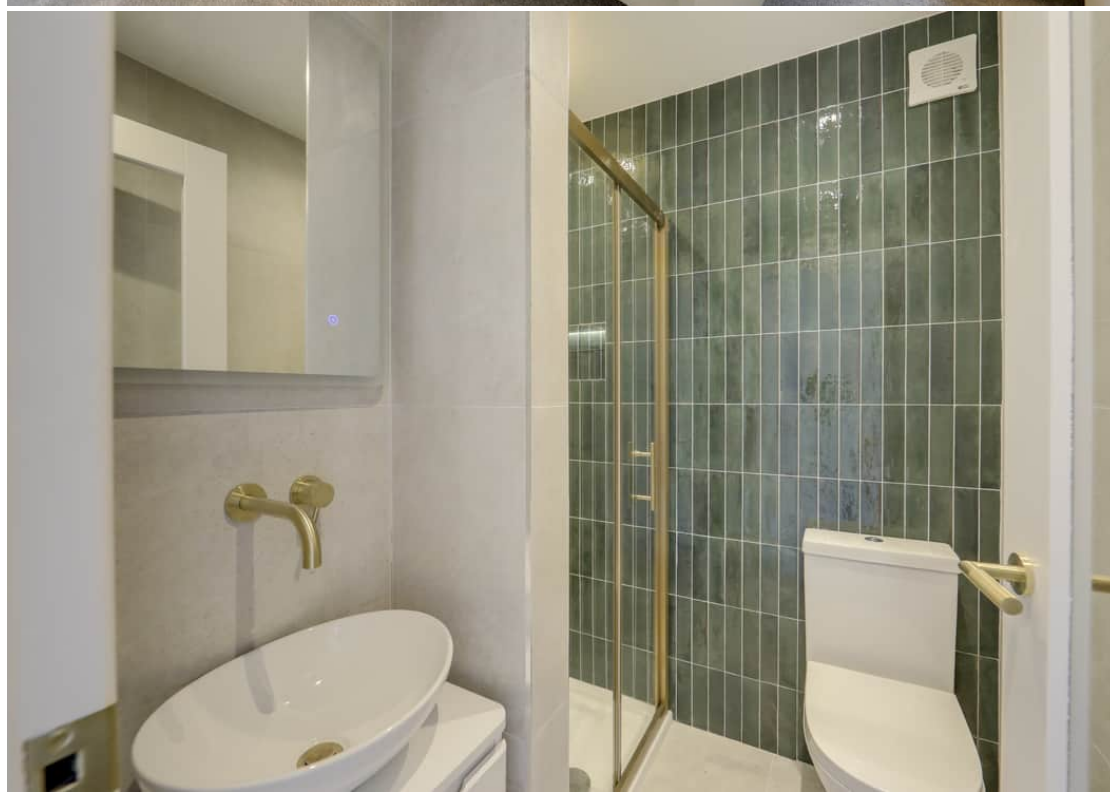




Total Area: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup>

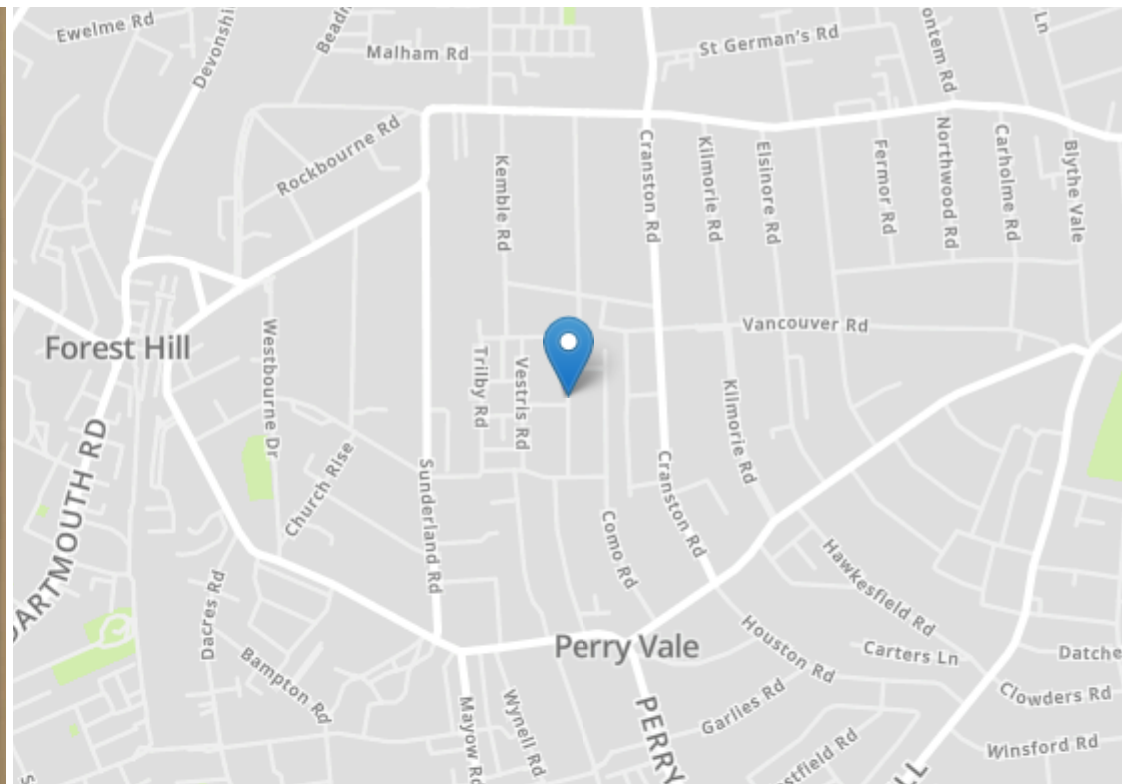
Drawn for Stanfords Sales & Lettings

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		65
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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