



**£465,000 Share of Freehold**  
2 bedroom apartment

Lewisham Heights  
Honor Oak Road

## Read all about it...

Offered to the market with no onward chain, this bright and spacious second-floor apartment is located within the highly sought-after Lewisham Heights development, beautifully positioned on the slopes of Forest Hill. The property benefits from a share of the freehold and offers a rare opportunity to join a well-maintained and exclusive residential building.

Accessed via a smart communal entrance, the apartment opens into a wide, welcoming hallway that acts as the central hub of the home. From here, you'll find a stylish, modern kitchen, a well-appointed bathroom, and two generously sized double bedrooms. The spacious Livingroom opens onto a private balcony - an ideal space to relax and enjoy far-reaching views across South East London.

The beautifully landscaped communal gardens wrap around the building, offering a tranquil and green setting that enhances the overall appeal of the development. The property also benefits from two private garages, providing valuable additional space for parking, storage, or other uses.

Perfectly positioned just a short walk from Forest Hill Town Centre, residents benefit from a fantastic array of independent shops, cafés, restaurants, and supermarkets. Forest Hill Station is also nearby, offering frequent London Overground and National Rail services into Central London and beyond. The popular Horniman Museum and Gardens, with its charming Sunday market and family-friendly atmosphere, is also just a stone's throw away.

**2 PRIVATE GARAGES**  
**0.5 MI TO FOREST HILL STATION**  
**SECOND FLOOR FLAT**

**BALCONY**  
**COMMUNAL GARDEN**  
**CHAIN FREE!**

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to arrange a viewing or request further information





## SECOND FLOOR

### Entrance Hall

Fitted carpet, built-in storage cupboard, spotlights, radiator.

### Living Room

3.58m x 5.41m (11' 9" x 17' 9")

Double-glazed sliding doors leading to the balcony, fitted carpet, radiator, and pendant light.

### Kitchen

3.4m x 2.14m (11' 2" x 7' 0")

Double-glazed window to side, tiled floor, matching wall & base level units with laminate worktops, stainless sink with mixer to, four-ring gas hob with extractor hood, electric oven, plumbing for washing machine, splashback, boiler.

### Bedroom

5.55m x 3.42m (18' 3" x 11' 3")

Double-glazed window to rear, fitted carpet, radiator, pendant light.

### Bedroom

2.75m x 4.19m (9' 0" x 13' 9")

Double-glazed window to rear, fitted carpet, radiator, pendant light.

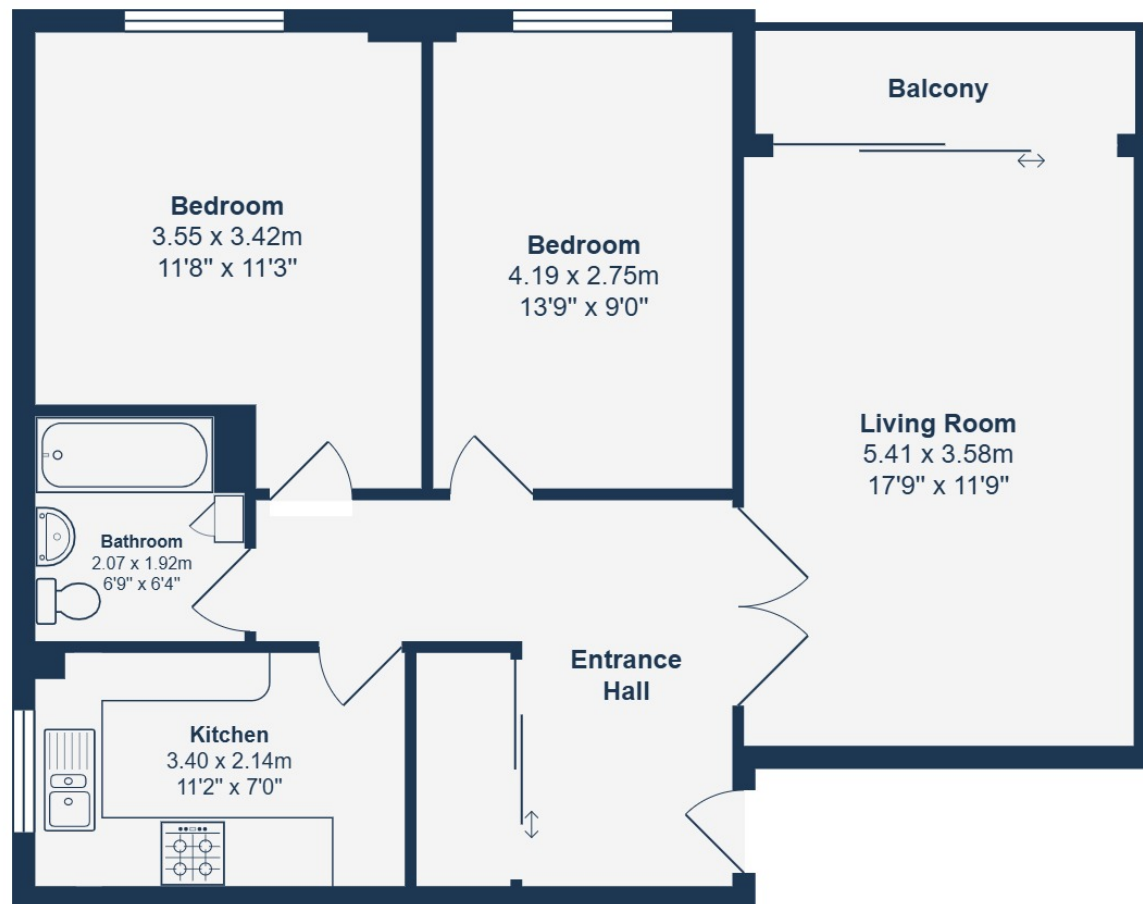
### Bathroom

2.07m x 1.92m (6' 9" x 6' 4") 2.07m x 1.92m (6' 9" x 6' 4")

Double-glazed window to side, tiled floor, tiled surround, panel-enclosed bath with shower attachment and glass screen, low-level WC, Fixed wash basin, and vanity unit, heated towel rail, and powered extractor.

## OUTSIDE

### Balcony



## Second Floor

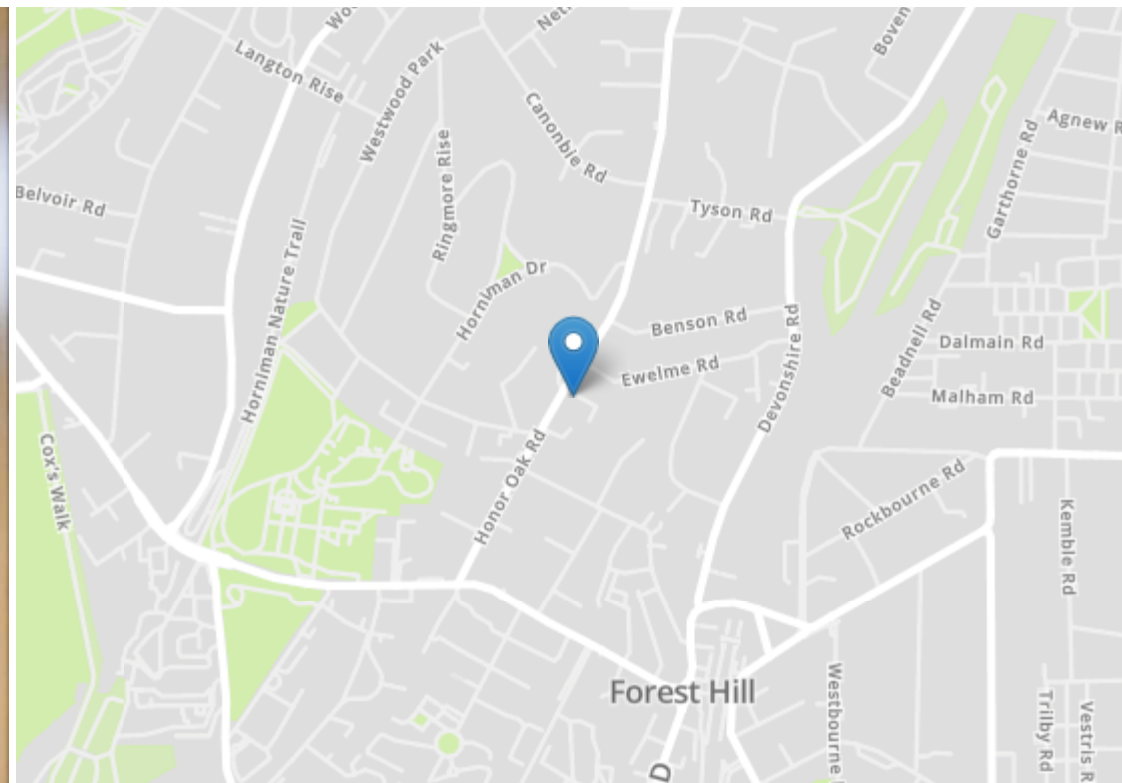
Total Area: 70.3 m<sup>2</sup> ... 757 ft<sup>2</sup> (excluding balcony)

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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