

Stanfords

— sales & lettings —



£299,950 Leasehold

1 bedroom flat

Dacres Road

Forest Hill

Read all about it...

Offered to the market with no onward chain, this light and modern one-bedroom flat is located on the second floor of Ian Court, a quiet residential block set back from the road within a private development featuring well-maintained communal gardens and shared resident parking.

Inside, the property is beautifully presented, with light, modern décor throughout. Fully rewired in 2022, it showcases a spacious open-plan lounge and kitchen complete with engineered oak flooring, contemporary fitted units, integrated appliances, and dual-aspect windows that fill the space with natural light. The flat also offers ample built-in storage, a well-proportioned double bedroom, and a modern bathroom.

Ideal for those seeking a vibrant community with excellent transport links, the flat is just a short walk from Forest Hill Town Centre. Here, you'll find an array of shops, supermarkets, and enticing places to eat and drink. Forest Hill Station is also just a stone's throw away, offering frequent London Overground and National Rail services into Central London and beyond.

Tenure: Leasehold (176 years remaining) | **Monthly Service Charge:** £58 | **Ground Rent:** £35pa | **Council Tax:** Lewisham band A

SECOND FLOOR

Lounge

15' 3" x 11' 6" (4.65m x 3.51m)

Double-glazed windows, inset ceiling spotlights, storage cupboard, radiators, engineered oak flooring.

Kitchen

8' 7" x 6' 6" (2.62m x 1.98m)

Double-glazed windows, track ceiling light, fitted kitchen units with waterfall quartz worktop, sink with mixer tap and drainer, integrated washing machine, fridge/freezer, oven and gas hob, cupboard housing combi boiler installed 2023, engineered oak flooring.

Bedroom

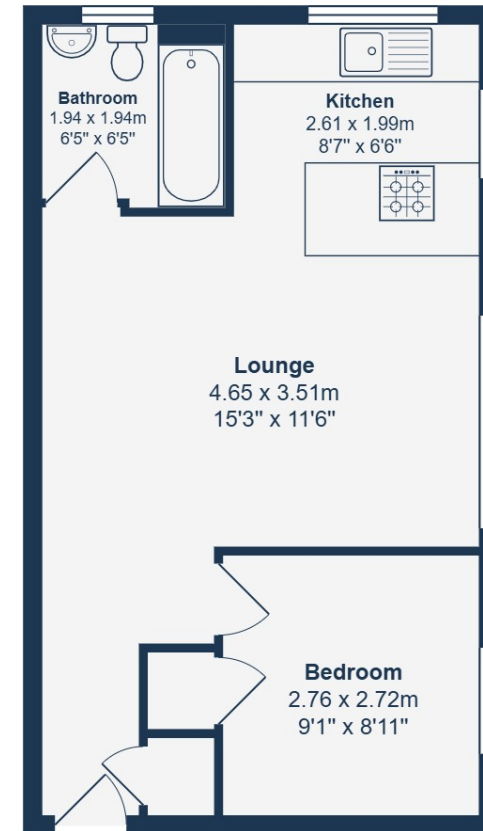
9' 1" x 8' 11" (2.77m x 2.72m)

Double-glazed window, track ceiling light, storage cupboard, radiator, fitted carpet.

Bathroom

6' 5" x 6' 5" (1.96m x 1.96m)

Double-glazed window, ceiling light, bathtub with shower, pedestal washbasin, WC, radiator, tile flooring.



Second Floor

Total Area: 39.0 m² ... 420 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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to arrange a viewing or request further information

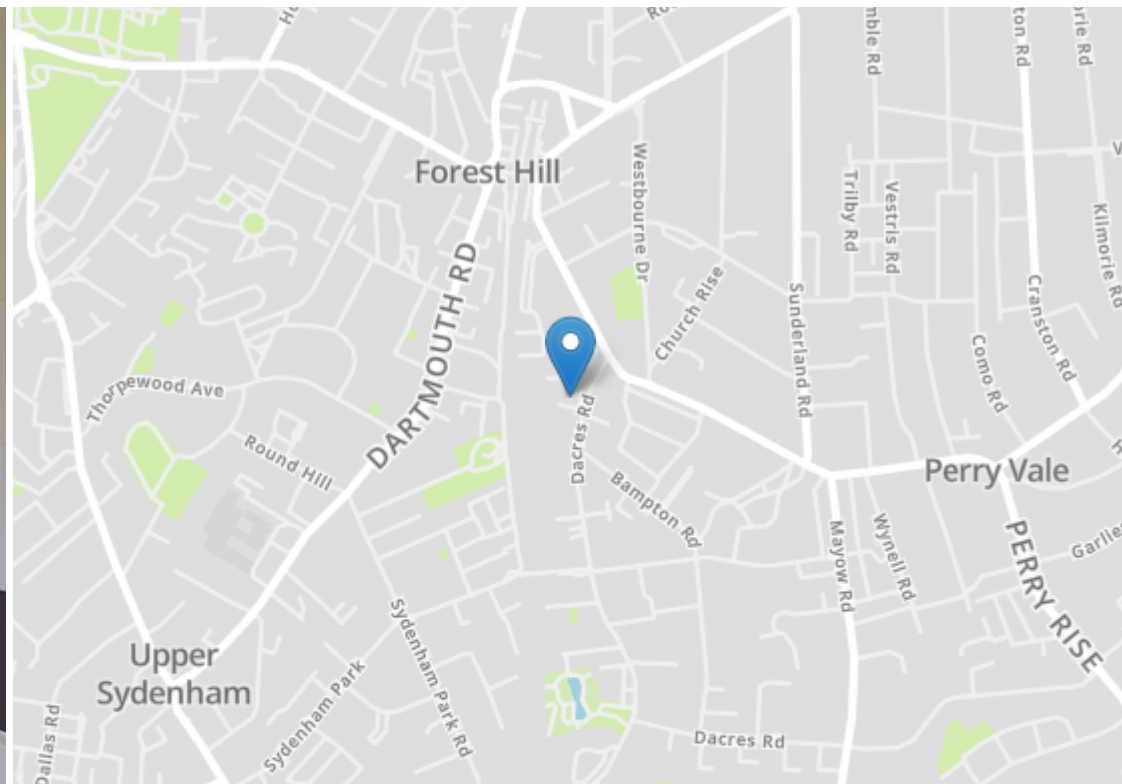
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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