

# Stanfords

— sales & lettings —



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**£1,400 pcm Not Applicable**

**1 bedroom flat**

**Dacres Road**

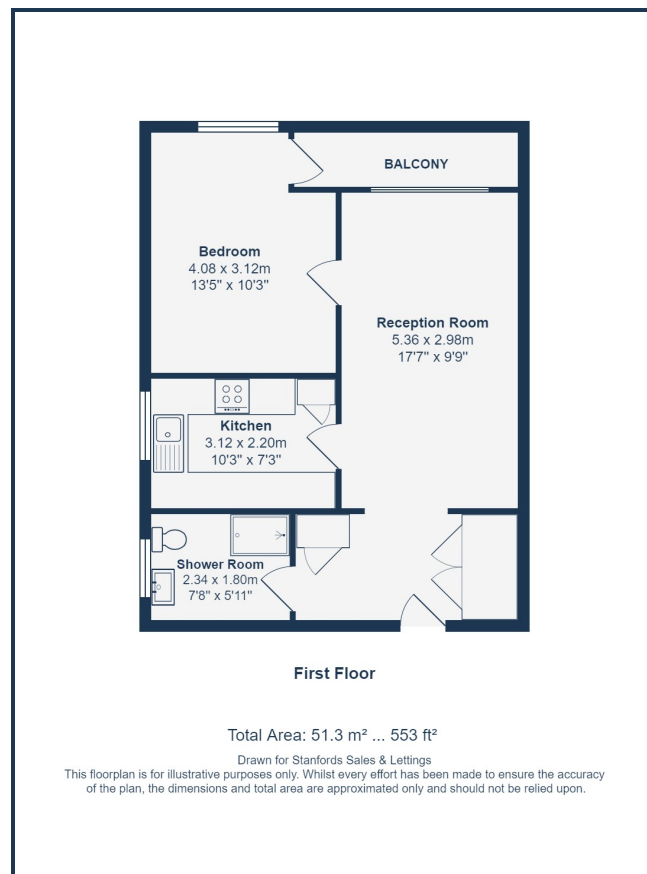
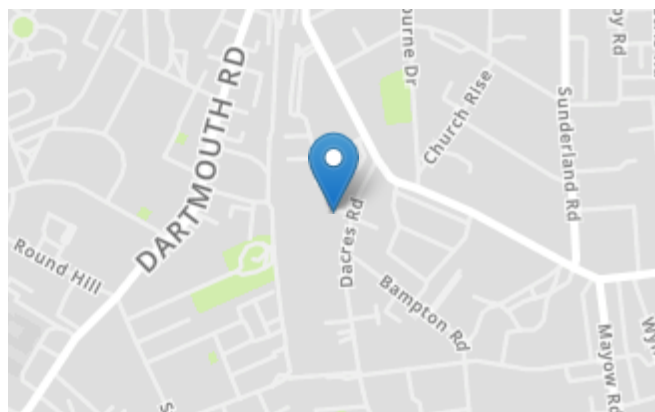
**Forest Hill**

## Read all about it...

This charming freshly redecorated one-bedroom flat is ideally situated in the heart of Forest Hill, just a short stroll from Forest Hill Station and a variety of local shops and it is freshly redecorated.

The property features a spacious lounge, a separate, modern kitchen, a newly installed shower room, and excessive integrated storage space. The generously sized bedroom opens directly onto a shared balcony, perfect for a quiet morning coffee or evening relaxation.

**Available Immediately | Unfurnished**





**FIRST FLOOR**

**Hallway**

Laminate floor, 3x storage cupboard, pendant ceiling light

**Reception Room**

Laminate floor, window to rear, radiator, pendant ceiling light

**Kitchen**

Fitted kitchen with matching wall and base units, under counter lighting, cooker, dishwasher, washing machine, fridge/freezer with wine rack, USB double plug socket, pull-out larder unit, stainless steel bowl & 1/2 sink with drainer and matching mixer tap, double glazed

window, pendant ceiling light

**Shower Room**

3 piece white shower suite, low level WC, vanity unit enclosed basin, glass shower cubicle, double glazed window, pendant ceiling light

**Bedroom**

Laminate floor, window to rear, radiator, pendant ceiling light

Furniture: 1 fixed wardrobe unit

**OUTSIDE**

Private balcony, off street parking.



**Like what you see?**  
 Call 020 8699 6778 or email us at [foresthill@stanfordstates.london](mailto:foresthill@stanfordstates.london)  
 to arrange a viewing or request further information



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

- **AVAILABLE NOW!**
- **UNFURNISHED**
- **FIRST FLOOR**
- **1 BEDROOM**
- **PRIVATE BALCONY**
- **LARGE LOUNGE**

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