

Stanfords

— sales & lettings —



£325,000

1 bedroom flat

Brockley Rise

Forest Hill

Read all about it...

Conveniently located in between Forest Hill, Crofton Park, and Honor Oak Park, this contemporary 1-bedroom top-floor flat offers a stylish and comfortable living space in a modern building with easy access to local shops, cafes, restaurants and public transport.

The apartment boasts a well-designed layout consisting of a welcoming entrance hall with ample storage, a spacious and bright reception room with an open plan modern kitchen offering integrated appliances, a generous double bedroom, a sleek bathroom and a private balcony accessible from the living area & the bedroom, providing a charming outdoor space - an ideal spot to enjoy morning coffee, al fresco dining, or simply unwind after a long day.

Overall, the interior features a blend of modern aesthetics and practical design, creating a welcoming ambience. Large windows flood the living spaces with natural light, enhancing the sense of openness and cozy atmosphere.

The flat also benefits from shared bike storage on the ground floor of the building.

SECOND FLOOR

Entrance Hall

Spotlights, storage cupboard, laminate flooring.

Reception Room/Kitchen

5.59m x 4.49m (18' 4" x 14' 9")

Spotlights, double glazed windows, patio door to the balcony, matching base units, laminate worktops, electric oven, gas hob with overhead fan extractor, stainless steel sink with drainer, integrated dishwasher & washing machine, radiator, laminate flooring.

Bedroom

4.32m x 2.97m (14' 2" x 9' 9")

Spotlights, patio door to the balcony, radiator, fitted carpet.

Bathroom

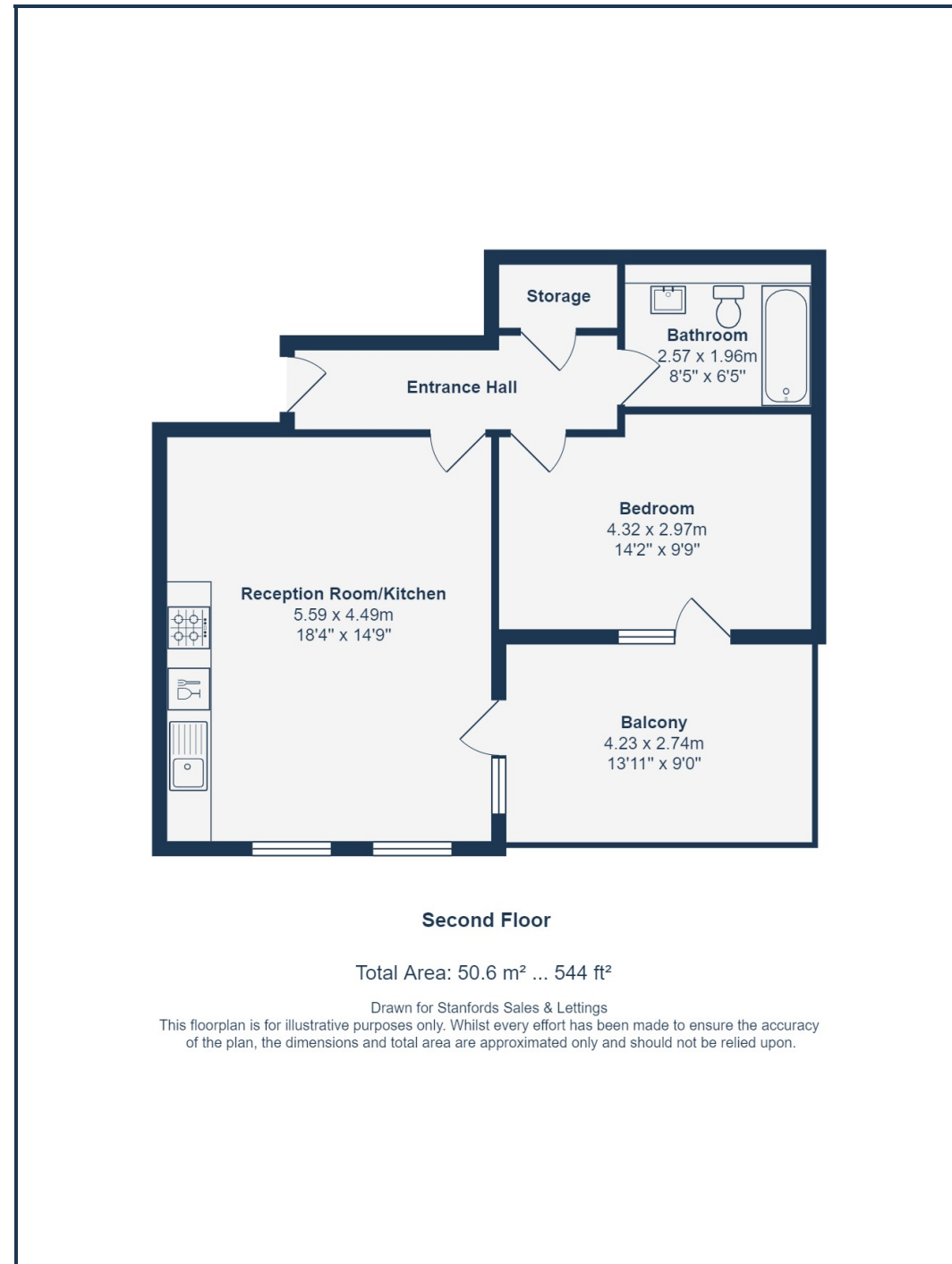
2.57m x 1.96m (8' 5" x 6' 5")

Circular ceiling lights, bespoke mirror, bathtub with rainfall shower head, basin sink unit, heated towel rail, tiled walls & flooring.

OUTSIDE

Balcony

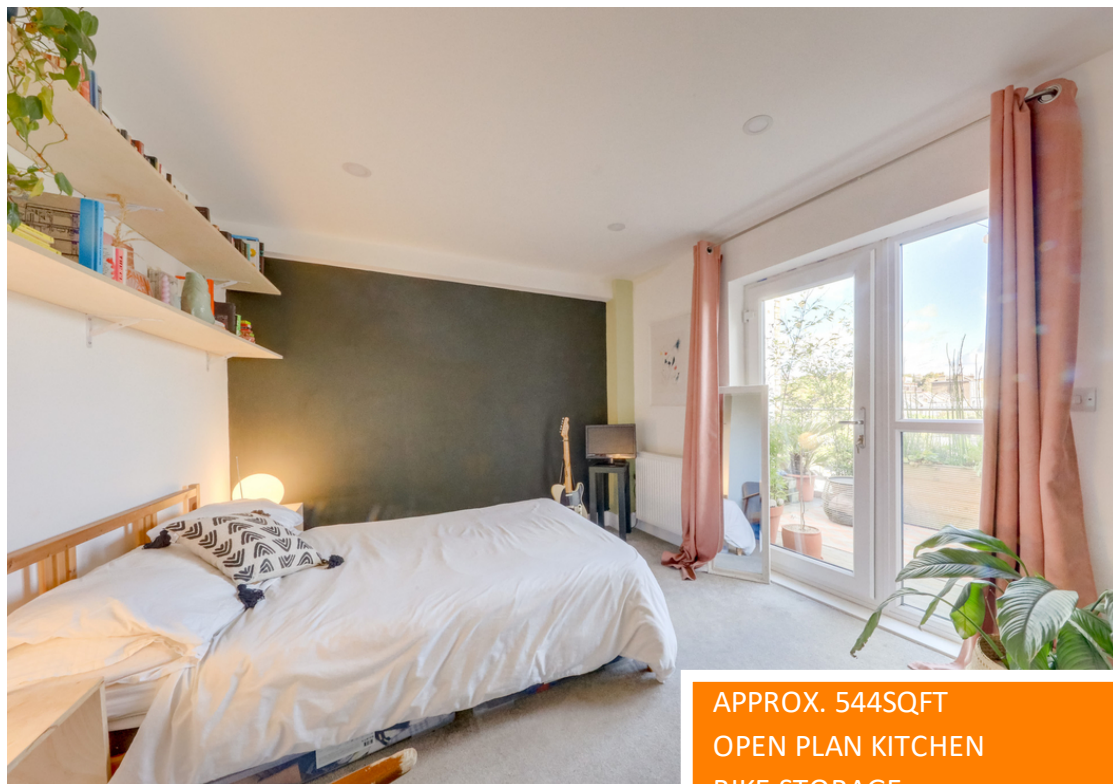
4.03m x 2.74m (13' 3" x 9' 0")



Like what you see?

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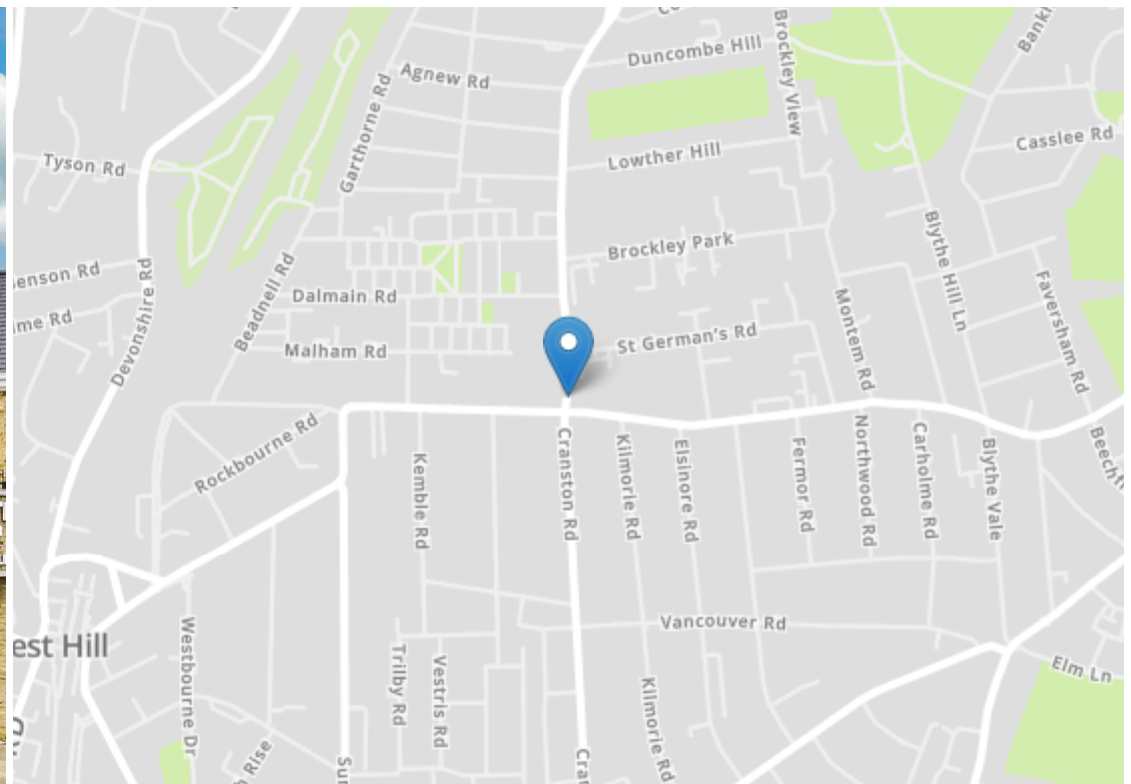
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APPROX. 544SQFT
OPEN PLAN KITCHEN
BIKE STORAGE

TOP FLOOR FLAT ONE
BEDROOM FLAT
EAST FACING BALCONY
0.7MI TO FOREST HILL
STATION





Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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