

# Stanfords

— sales & lettings —



**£325,000**

1 bedroom flat

Devonshire Road  
Forest Hill

## Read all about it...

This fantastic 1 bedroom raised ground floor flat is part of a converted semi-detached Victorian building and spans approximately 470 square feet of internal space. Located in the centre of Forest Hill and only 0.1 mi from the station, this superb location gives occupants the benefit of easy access to a variety of independent shops and businesses, green spaces, transport connections, pubs, and restaurants.

Internally, the property has been well-maintained and is mainly decorated in neutral tones and it holds period features such as the bay windows at the front and the back, and the fireplace in the reception room. The flat consists of a spacious and bright reception room with an open-plan modern fitted kitchen, a double-bedroom with built-in cupboard, and a three white-piece suite bathroom.

An ideal option for First Time Buyers and Buy to Let investors.

**Council Tax:** Lewisham Band B

### RAISED GROUND FLOOR

#### Hallway

Pendant light, laminate flooring.

#### Reception Room

4.81m x 3.98m (15' 9" x 13' 1")

Pendant light, double-glazed bay windows, fireplace, radiator, laminate flooring.

#### Kitchen

2.73m x 1.63m (8' 11" x 5' 4")

Pendant light, matching base units, tiled wall, laminate top surfaces, electric oven and hob with overhead fan extractor, laminate flooring.

#### Bedroom

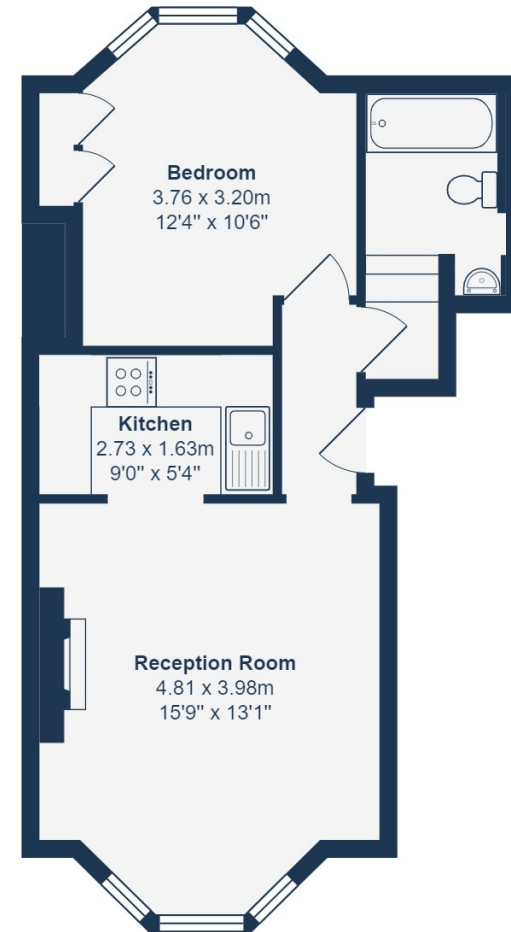
3.76m x 3.20m (12' 4" x 10' 6")

Pendant light, double-glazed bay windows, storage cupboard, radiator, laminate flooring.

#### Bathroom

3.34m x 1.64m (10' 11" x 5' 5")

Pendant light, frosted double-glazed window, tiled walls, vanity sink unit, bathtub with glass divider, heated towel rail, WC, tiled flooring.



#### Raised Ground Floor

Total Area: 43.6 m<sup>2</sup> ... 470 ft<sup>2</sup>

Drawn for Stanfords Sales & Lettings  
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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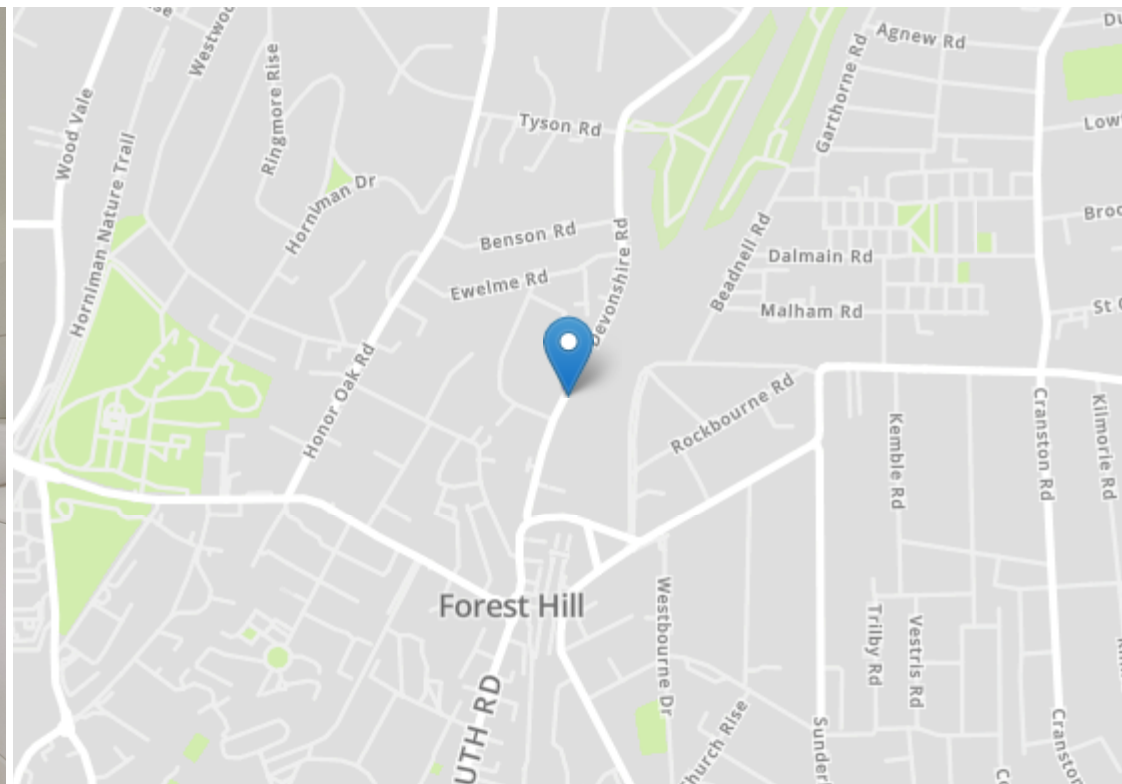


0.1 MI TO FOREST HILL  
STATION  
PERIOD FEATURES  
THROUGHOUT  
SHARE OF FREEHOLD

APPROX 470SQFT  
RAISED GROUND FLOOR







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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