

Stanfords

— sales & lettings —



£350,000

1 bedroom flat

Noel Terrace
Forest Hill

Read all about it...

This bright and spacious accommodation is located on the top floor of a popular Victorian mansion block in the heart of Forest Hill. The property has been lovingly improved by the present owner and balances traditional character with modern fixtures.

The property comprises; a double bedroom & a reception room with traditional sash windows, fitted carpet, a modern white bathroom suite with a walk-in shower, a kitchen/diner which offers a comfortable and flexible living space.

The block is conveniently located only a stone's throw from the great local amenities of Forest Hill town centre and just 0.1mi to Forest Hill Station for Overground and National Rail services with regular and direct trains into Central London & The City.

The flat has the additional benefit of being offered on the market with no onward chain.

THIRD FLOOR

Hallway

Pendant light, fitted carpet.

Reception Room / Kitchen

4.75m x 3.53m (15' 7" x 11' 7")

Spotlights, sash windows, tiled splashback, matching base units, wooden worksurfaces, electric oven, gas hob with overhead extractor, radiators, laminate flooring.

Bedroom

4.12m x 3.47m (13' 6" x 11' 5")

Pendant light. sash windows, radiators, fitted carpets.

Furnishing: Double bed with mattress, wardrobe, chest of drawers, bedside

drawer.

Bedroom

4.12m x 3.27m (13' 6" x 10' 9")

Pendant light, sash window, integrated wardrobe, radiator, fitted carpet.

Furnishing: Wardrobe, chest of drawers.

Shower Room

2.62m x 2.52m (8' 7" x 8' 3")

Pendant light, tiled splashback, frosted sash window, rainfall showerhead, glass divider, sink with mixed tap, radiator, tiled flooring.

WC

Pendant light, frosted sash window, WC, fitted carpet.



THIRD FLOOR

Total Area: 60.9 m² ... 656 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.

Like what you see?

Call 020 8699 6778 or email us at foresthill@stanfordstates.london
to arrange a viewing or request further information

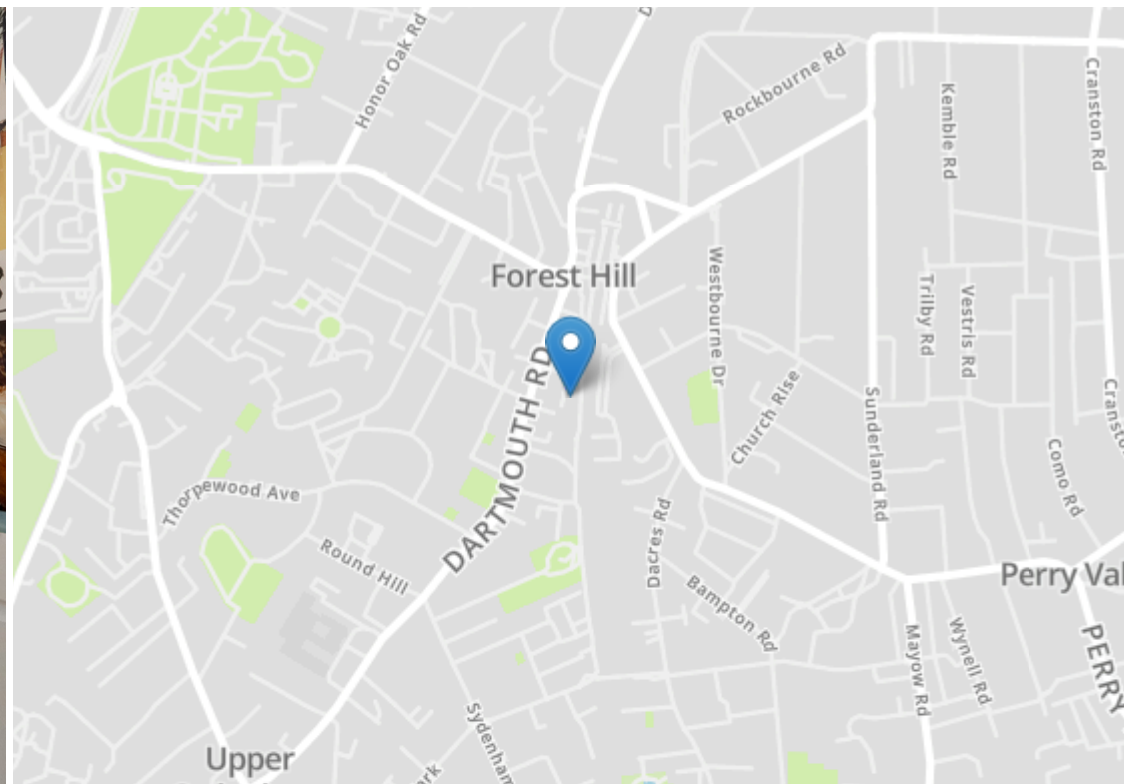
www.stanfordstates.london



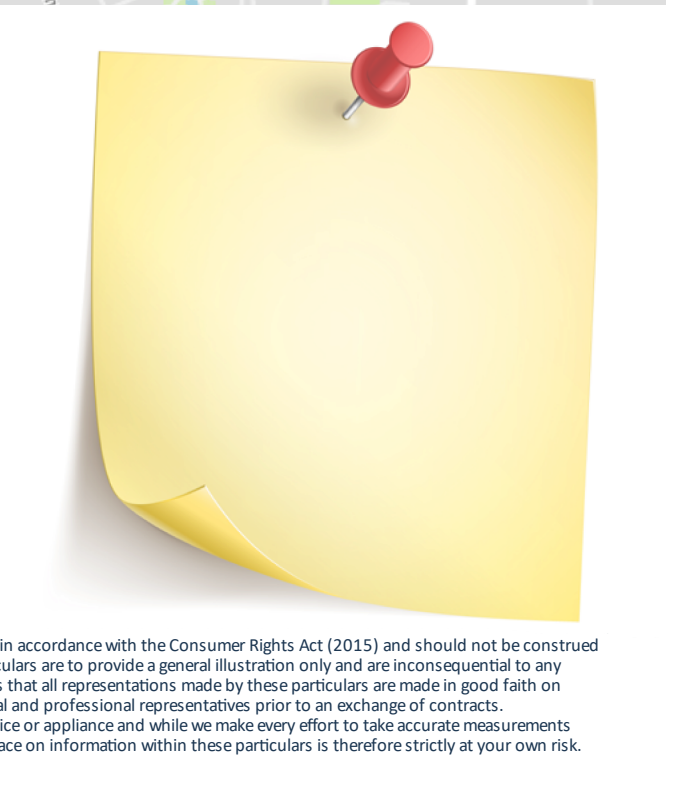
CHAIN FREE!
APPROX 656 SQFT

0.1MI FOREST HILL
STATION
TOP FLOOR FLAT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.