

Stanfords  
— sales & lettings —



**£1,850 pcm Leasehold**  
3 bedroom maisonette

Como Road  
Forest Hill



# Read all about it...

A 3-bedroom property situated on a quiet residential road, just 10 10-minute walk from Forest Hill Station and local amenities.

The flat has been redecorated throughout and includes a modern fitted kitchen and bathroom, neutral décor and built-in storage. There are 2 good size double bedrooms and a third which is perfect for home study or a child's nursery. Outside there is a private rear garden with direct access from the kitchen.

**Available: Now | Unfurnished | Council Tax:** Lewisham band C

## FIRST FLOOR

### Lounge

3.86m x 4.24m (12' 8" x 13' 11")

Spotlights, double glazed bay window, radiator, laminate flooring.

### Kitchen

1.60m x 3.17m (5' 3" x 10' 5")

Spotlights, double glazed window, door leading to garden, kitchen base units, laminate work surface, sink, gas hob with extractor fan, electric oven, washing machine, wood flooring.

### Bedroom

3.86m x 3.24m (12' 8" x 10' 8")

Pendant light, double glazed window, radiator, fitted carpet.

### Bedroom

2.28m x 3.58m (7' 6" x 11' 9")

Spotlights, Double glazed bay windows, radiator, fitted carpet.

### Bathroom

1.57m x 2.08m (5' 2" x 6' 10")

Spotlights, frosted double glazed windows, shower over bathtub, glass divider, vanity sink unit, WC, heated towel rail, tiled flooring.

### Bedroom

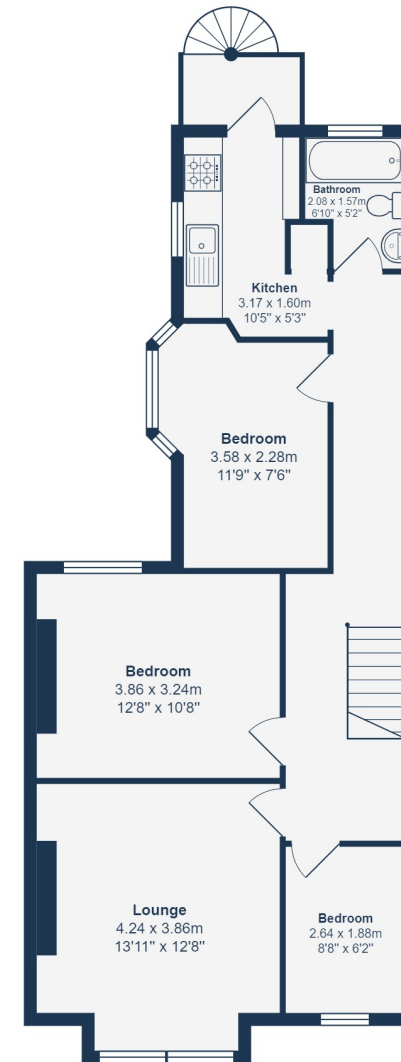
1.88m x 2.64m (6' 2" x 8' 8")

Spotlights, double glazed window, radiator, fitted carpet

## OUTSIDE

### Private Garden

Spiral staircase, laid to lawn.



First Floor

Total Area: 67.2 m<sup>2</sup> ... 723 ft<sup>2</sup>

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?

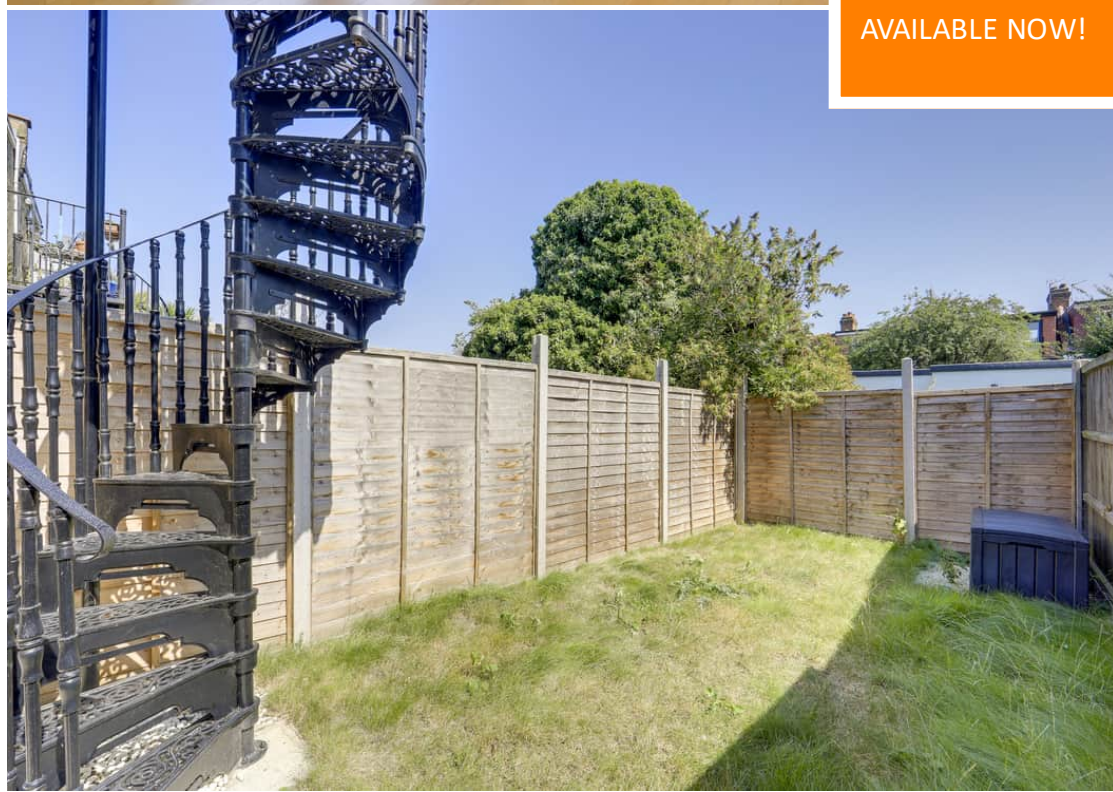
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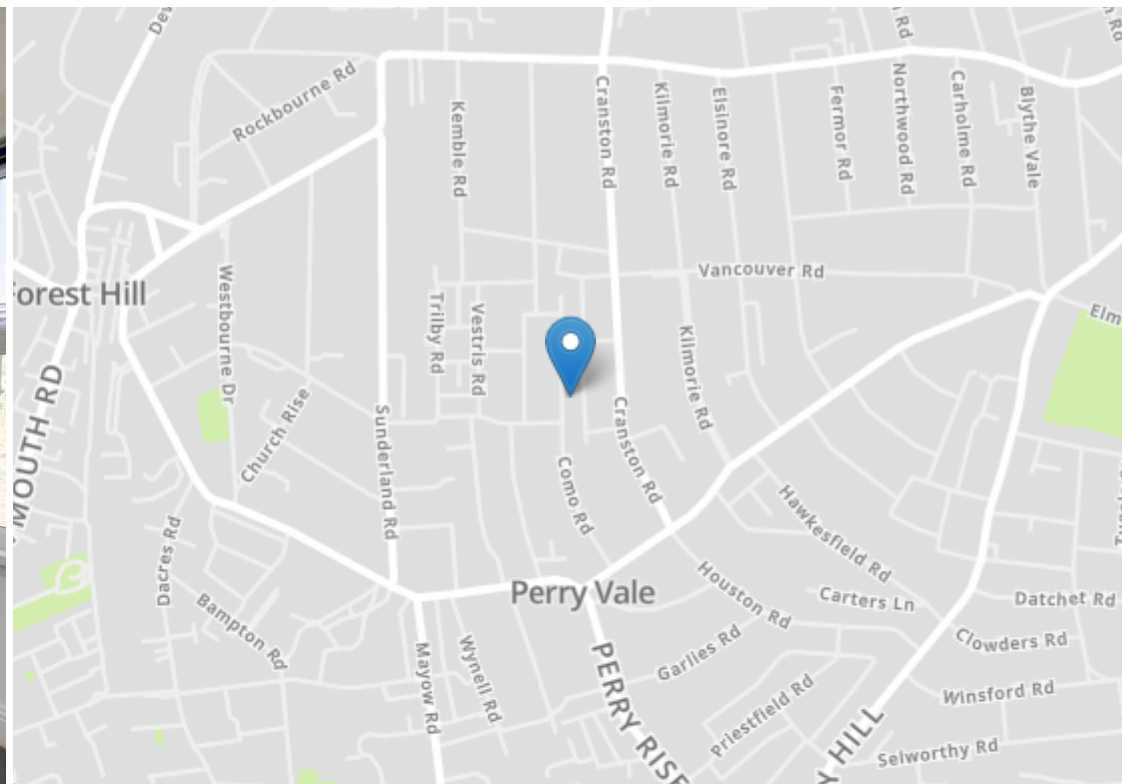


PRIVATE GARDEN  
3 BEDROOMS  
AVAILABLE NOW!

TOP FLOOR  
QUIET LOCATION  
PRIVATE  
ENTRANCE







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	66
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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