

£250,000 Leasehold 1 bedroom flat Stanstead Road Forest Hill

Read all about it...

A bright and spacious one-bedroom flat situated in a private residential block, ideal for buyers seeking excellent transport links and a vibrant local area. This flat is conveniently located within a mile of Forest Hill, Honor Oak, and Catford Twin Stations, offering frequent bus services, London Overground, and National Rail services into Central London. You'll find a wide variety of shops, supermarkets, and exciting places to eat and drink all within walking distance, as well as the green open spaces of Blythe Hill Fields.

Stepping inside, the entrance hall opens to a well-proportioned kitchen, bathroom, double bedroom, and a spacious lounge with plenty of room for dining. Both the bedroom and lounge benefit from Juliet balconies to the rear of the property. Additionally, this property offers the convenience of off-street parking.

Tenure: Leasehold (103 years remaining) | Service Charge: £225pm | Ground Rent: £300pa | Council Tax: Lewisham band B

FIRST FLOOR

Lounge

14' 2" x 12' 9" (4.32m x 3.89m) Double glazed window and French doors to Juliet balcony, pendant ceiling light, radiator, laminate wood flooring.

Kitchen

12' 9" x 5' 10" (3.89m x 1.78m) Double-glazed windows, tube ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated oven, Shared Parking gas hob and extractor hood, boiler, tile flooring.

Bedroom

10' 7" x 8' 8" (3.23m x 2.64m) Double glazed French doors to Juliet balcony, pendant ceiling light, radiator, laminate wood flooring.

Bathroom

7' 8" x 5' 7" (2.34m x 1.70m) Ceiling light, bathtub with shower and screen, pedestal washbasin, WC, tile flooring.

OUTSIDE



First Floor

Total Area: 44.4 m² ... 478 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?

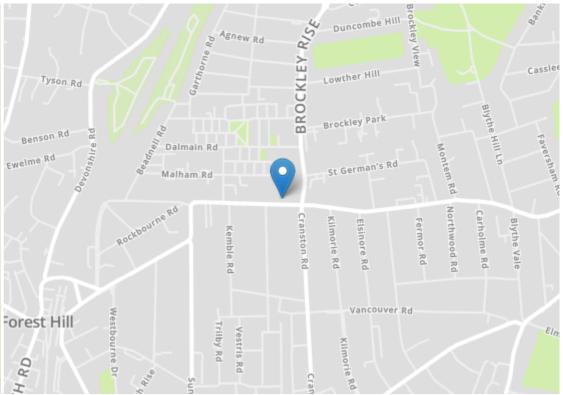
Call 020 8699 6778 or email us at foresthill@stanfordestates.london to arrange a viewing or request further information

www.stanfordestates.london



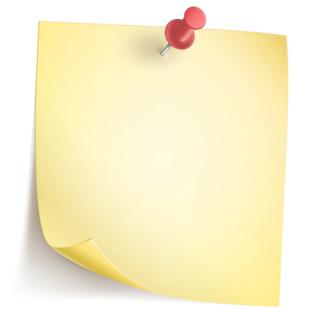
1

SPACIOUS LOUNGE N OFF-STREET PARKIN APPROX 478SQFT. 



Energy Efficiency Rating Current Potentia Very energy efficient - lower running costs A В 79 79 С (69-80) (55-68) Ξ (39-54) (21-38) G Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales





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 δ^{CM} 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.