



**£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, 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.

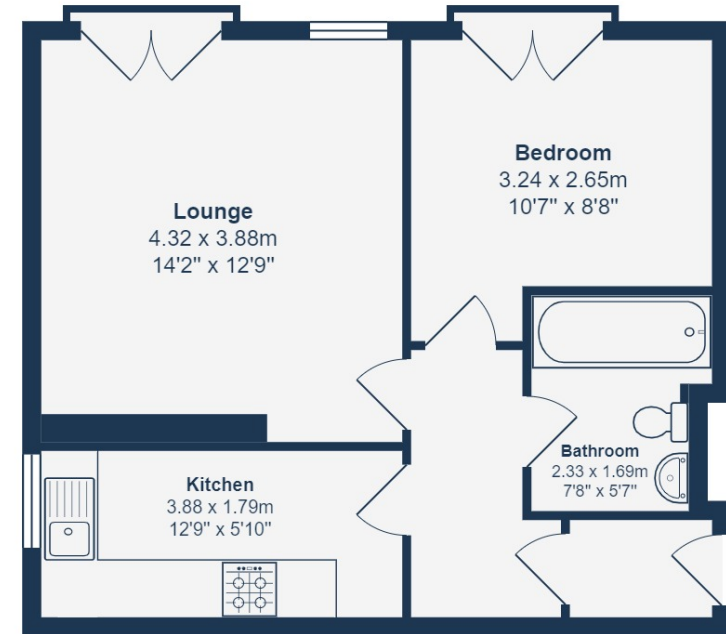
### Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

Ceiling light, bathtub with shower and screen, pedestal washbasin, WC, tile flooring.

## OUTSIDE

### Shared Parking



First Floor

Total Area: 44.4 m<sup>2</sup> ... 478 ft<sup>2</sup>

Drawn for Stanfords Sales & Lettings

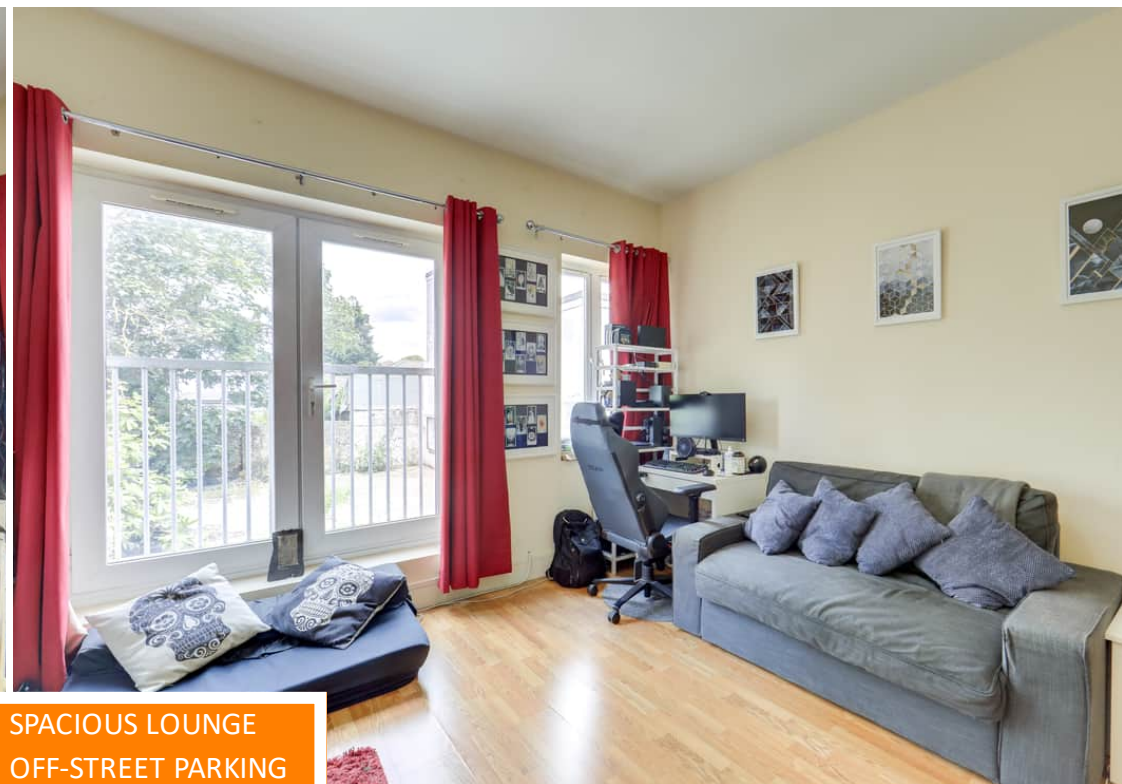
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

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