

# Stanfords

— sales & lettings —



**£400,000**

3 bedroom flat

Perry Vale

Forest Hill

## Read all about it...

Located on the ground floor of a popular block, this bright flat and spacious flat has direct access to the large communal garden. Vale lodge is surrounded by tree-lined lawns and looking out from the property offers an unexpected green vista given the location in Zone 3. The property itself has been well maintained and is neutrally decorated throughout with double-glazed windows, solid oak flooring and a modern kitchen and bathroom. There is plenty of built-in storage both in the hallway and in 2 of the 3 double bedrooms. There is communal parking available and the building is located just 0.2mi from Forest Hill station for connections into Central London & The City, the flat is ideal for commuters and there is the additional benefit of no-onward chain.

**Tenure:** Leasehold (114 years remaining) | **Service Charge:** £156pm | **Ground Rent:** £200pa |  
**Council Tax:** LEWISHAM Band C

### GROUND FLOOR

#### Reception Room

3.67m x 3.19m (12' 0" x 10' 6")

Pendant light, double glazed windows, radiator, wood floorboards.

#### Bedroom

2.92m x 2.54m (9' 7" x 8' 4")

Pendant light, double glazed window, built-in wardrobe, radiator, wood floorboards.

#### Bedroom

4.57m x 3.51m (15' 0" x 11' 6")

Pendant light, double glazed window, built-in wardrobe, radiator, wood floorboards.

#### Bedroom

3.58m x 2.91m (11' 9" x 9' 7")

Pendant light, double glazed window, radiator, built-in wardrobe, radiator, wood floorboards.

#### Bathroom

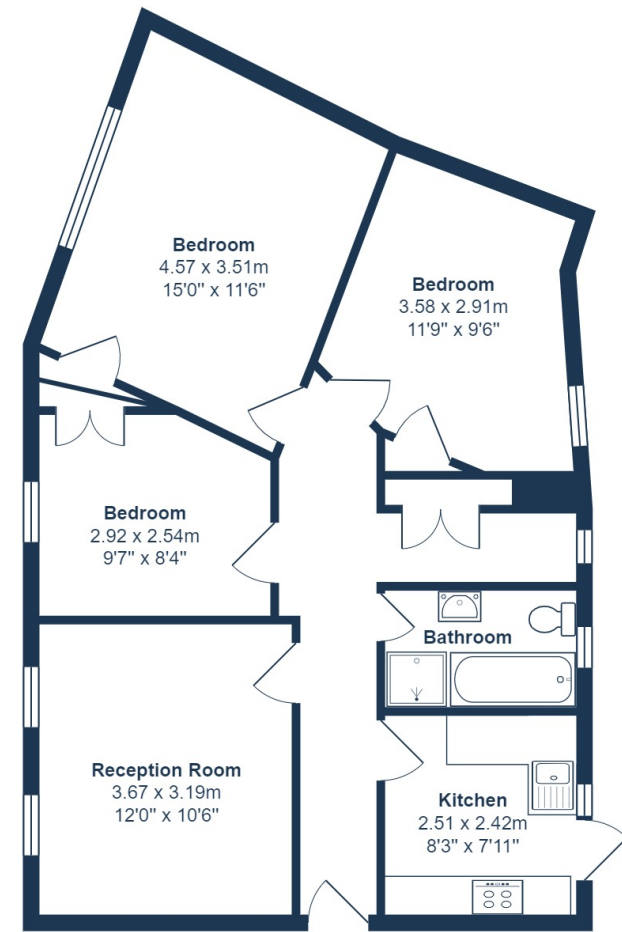
2.42m x 1.47m (7' 11" x 4' 10")

Spotlights, double glazed window, walk-in shower, bathtub, vanity sink unit, towel rail, WC, tiled flooring.

#### Kitchen

2.51m x 2.42m (8' 3" x 7' 11")

Spotlights, double glazed window, matching wall and base units, laminate worksurfaces, stainless steel sink, door leading to shared gardens, vinyl flooring.



Ground Floor

Total Area: 65.7 m<sup>2</sup> ... 708 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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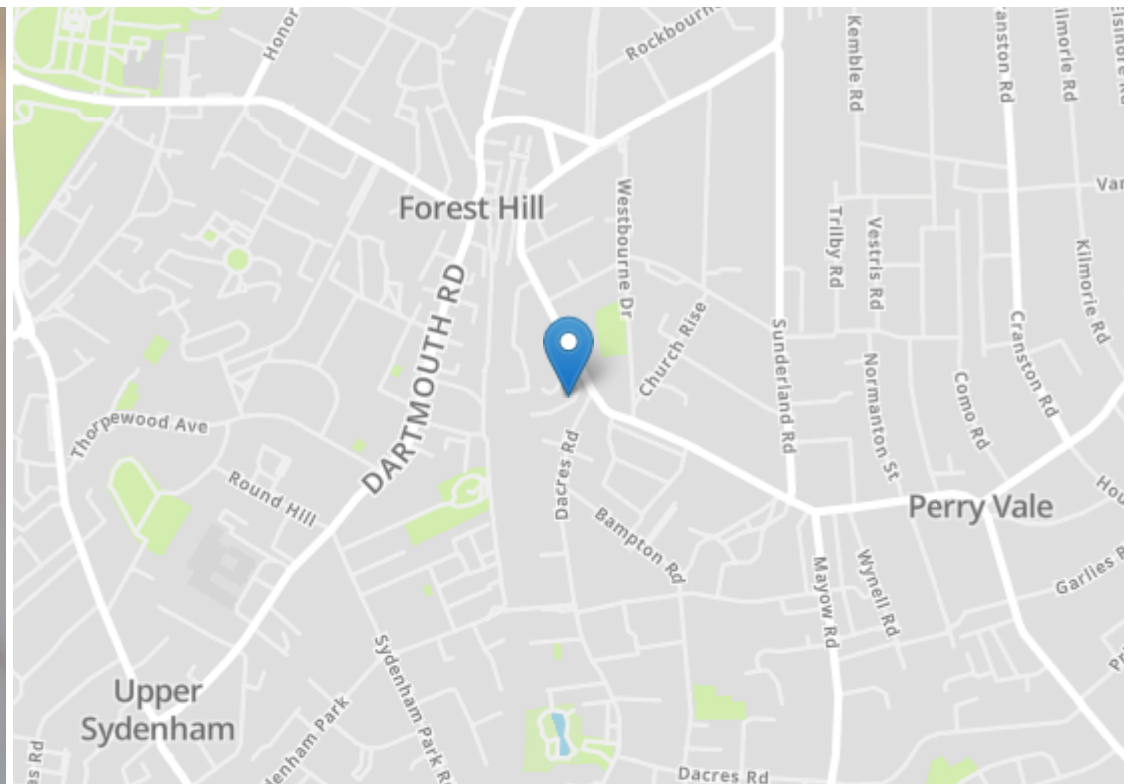
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3 DOUBLE BEDROOMS  
CHAIN FREE  
COMMUNAL PARKING

APPROX 708 SQFT  
COMMUNAL GARDEN  
0.2MI TO FOREST HILL  
STATION





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