

Stanfords
— sales & lettings —



£260,000 Leasehold
1 bedroom flat

Stanstead Road
Forest Hill

Read all about it...

Nestled within a charming Victorian building, this top floor flat offers 570sqft of thoughtfully designed living space. It features an open kitchen connected to a cosy living area, a spacious double bedroom, and a pristine three-piece bathroom suite. A lovely bonus is your own private garden area.

The property is situated on Stanstead Road, offering the convenience of being near the town centre, excellent transport links to Central London & the city, as well as a variety of charming local independent shops, restaurants, and pubs.

The property is being sold chain free!

Tenure: Leasehold (109 years remaining) | **Service Charge:** adhoc **Ground Rent:** £175

SECOND FLOOR

Entrance Hall

Pendant light, fitted carpet.

THIRD FLOOR

Landing

Pendant light, fitted carpet.

Kitchen / Lounge

5.60m x 4.30m (18' 4" x 14' 1")

Pendant lights, double-glazed sash window, matching base units, laminate top surfaces, electric oven, induction hob with overhead fan extractor, integrated fridge/freezer, integrated dishwasher, fireplace, storage cupboard, radiator, stripped wood floorboards.

Bedroom

4.10m x 3.70m (13' 5" x 12' 2")

Spotlights, double-glazed windows, radiator, wood effect flooring.

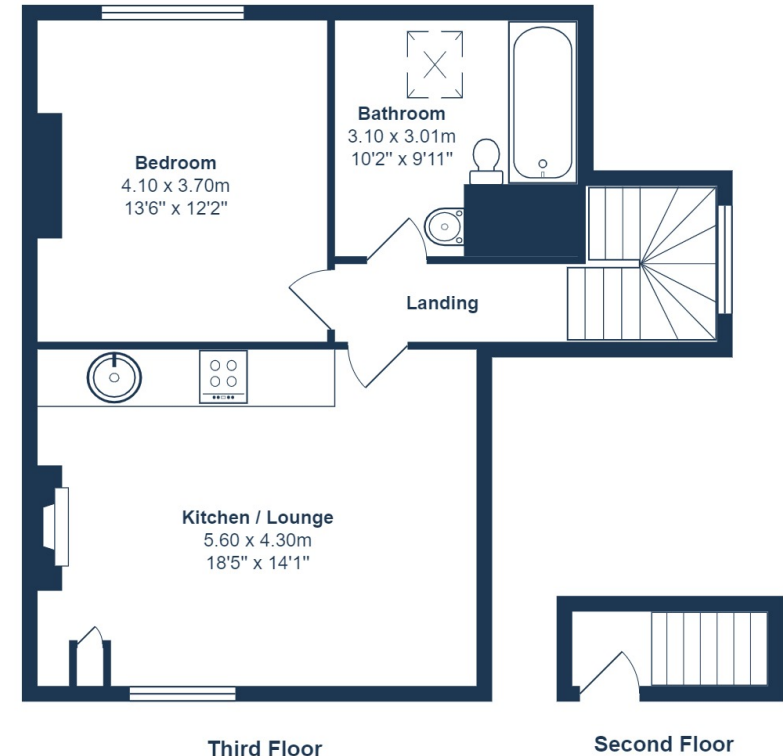
Bathroom

3.10m x 3.01m (10' 2" x 9' 11")

Spotlights, skylight, bathtub, sink, radiator, WC, linoleum flooring.

OUTSIDE

Private section of Garden with lawn and flowerbeds.



Total Area: 53.0 m² ... 571 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?

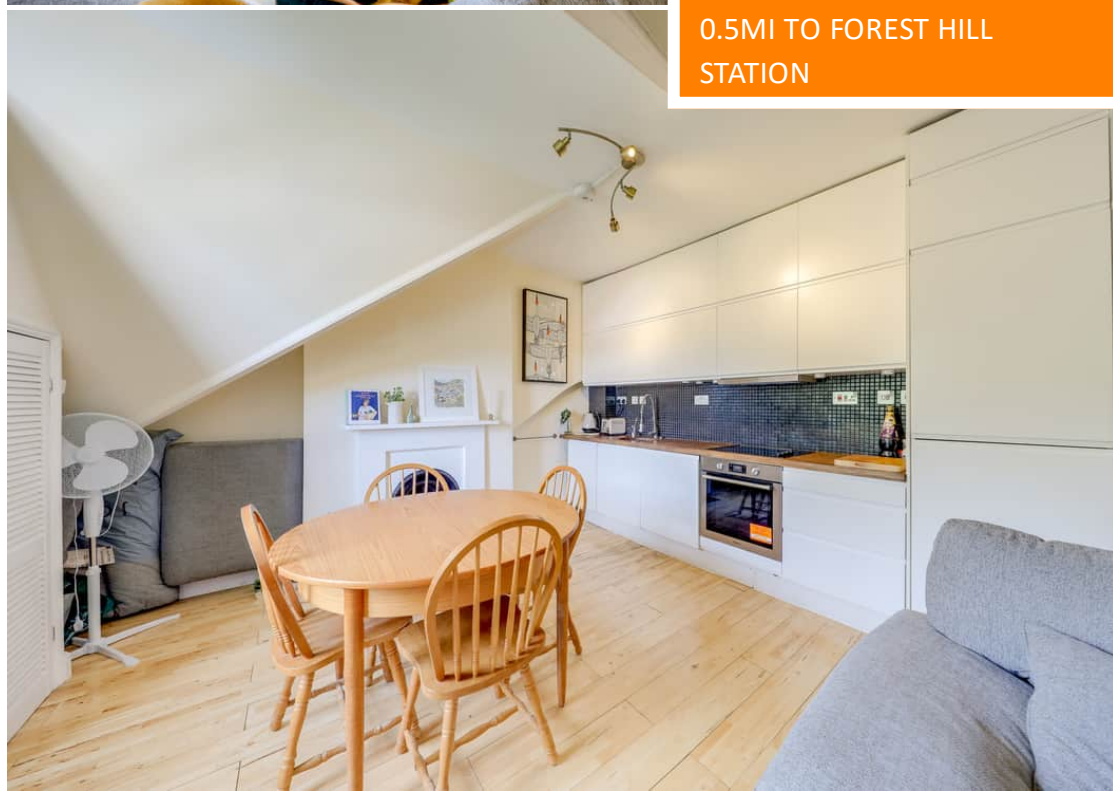
Call 020 8699 6778 or email us at foresthill@stanfordstates.london to arrange a viewing or request further information

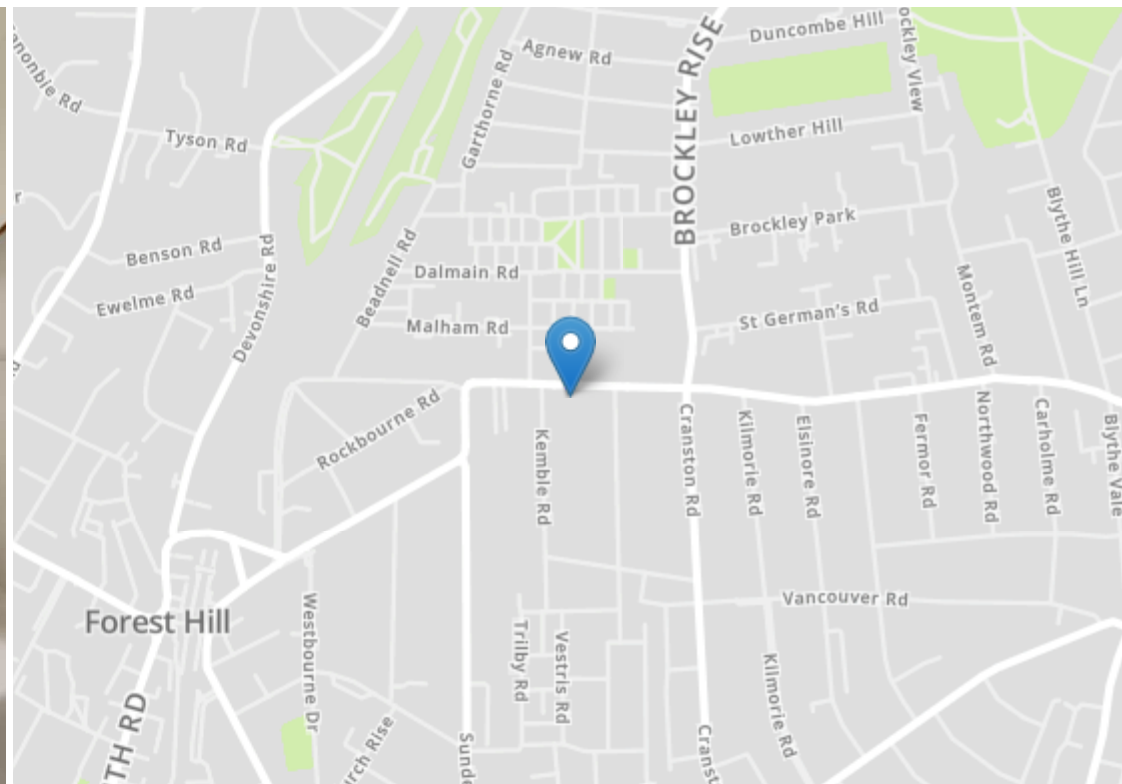
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CHAIN FREE!
1 BEDROOM FLAT
0.5MI TO FOREST HILL
STATION

PRIVATE SECTION OF GARDEN
APPROX 571 SQFT





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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