

# Stanfords

— sales & lettings —



**£499,999 Leasehold**

2 bedroom flat

Tyson Road

Forest Hill



# Read all about it...

Conveniently located equidistant between Forest Hill and Honor Oak Park, sits this spacious split-level flat. Offering over 720 sq ft of internal space with a private section of the rear garden, the property feels more like a house than a flat once you're inside.

Originally a Victorian house, the exterior oozes with kerb appeal, and residents have the benefit of communal off-street parking as well as access to a communal garden at the rear of the building.

Entering the property, you will find a spacious kitchen with a built-in storage cupboard and breakfast bar, a clever WFH space under the stairs with built-in desk and shelving, and a bright reception room with sliding doors to the garden. On the first floor, there are 2 double bedrooms, the principal with wall-to-wall built-in wardrobes and a Juliette balcony, and the second bedroom with a built-in wardrobe. The bathroom is also located on the first floor and comprises a white three-piece suite.

The property has the additional benefit of being offered to the market with no-onward chain.

Tenure: Leasehold (115 years remaining) | Service Charge: £130pm | Ground Rent: £300pa

## GROUND FLOOR

### Entrance Hall

Pendant light, stairs with fitted carpet leading to the first floor, understairs alcove shelving and built-in desk, radiator, hardwood floorboards.

### Reception Room

5.17m x 3.84m (17' 0" x 12' 7")  
Spotlights, sash window, sliding doors to the garden, radiator, hardwood floorboards.

### Kitchen

3.27m x 2.14m (10' 9" x 7' 0")  
Spotlights, sash window, matching base units, electric oven, gas hob with overhead fan extractor, built-in storage cupboard, stainless steel sink with drainer, radiator, tiled walls, linoleum flooring.

## FIRST FLOOR

### Landing

Pendant light, fitted carpet.

### Bedroom

4.74m x 2.82m (15' 7" x 9' 3")  
Pendant light, sash window, built-in wardrobe, radiator, fitted carpet.

### Bedroom

3.90m x 3.13m (12' 10" x 10' 3")  
Pendant light, French doors to a Juliette balcony, built-in wardrobes, radiator, fitted carpet.

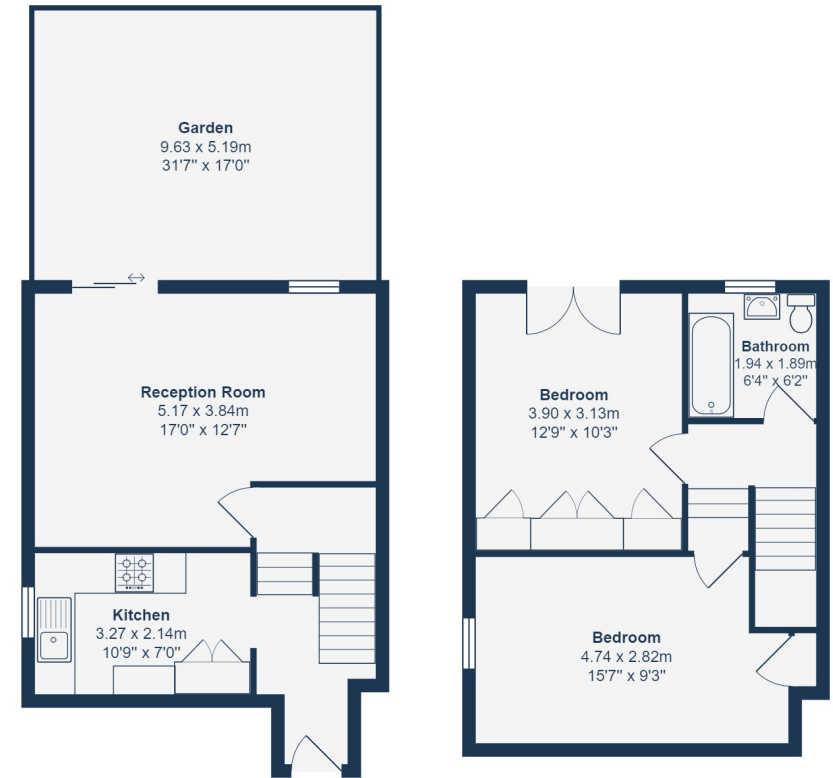
### Bathroom

1.94m x 1.89m (6' 4" x 6' 2")  
Spotlights, window, bathtub, sink, heated towel rail, WC, tiled walls and flooring.

## OUTSIDE

### Garden

9.63m x 5.19m (31' 7" x 17' 0")  
Tiered garden, patioed dining area and gravelled area with mature trees.



**Ground Floor**  
Area: 32.3 m<sup>2</sup> ... 348 ft<sup>2</sup>

**First Floor**  
Area: 34.9 m<sup>2</sup> ... 375 ft<sup>2</sup>

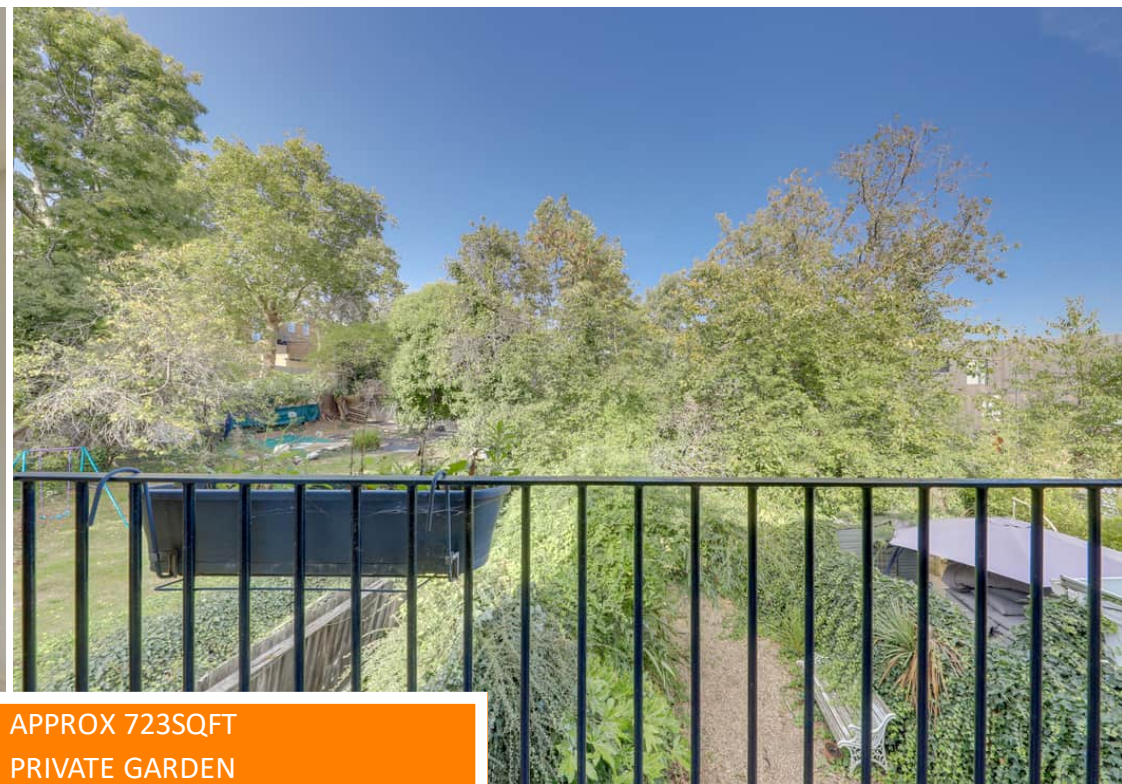
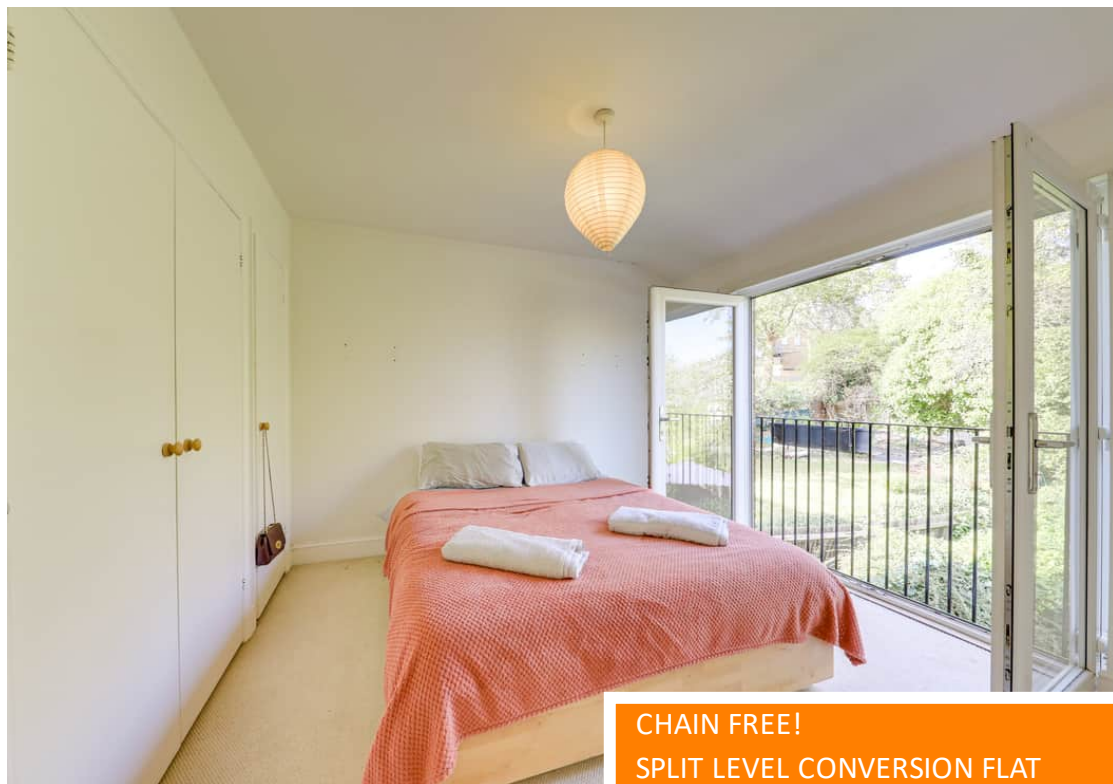
Total Area: 67.2 m<sup>2</sup> ... 723 ft<sup>2</sup>

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.

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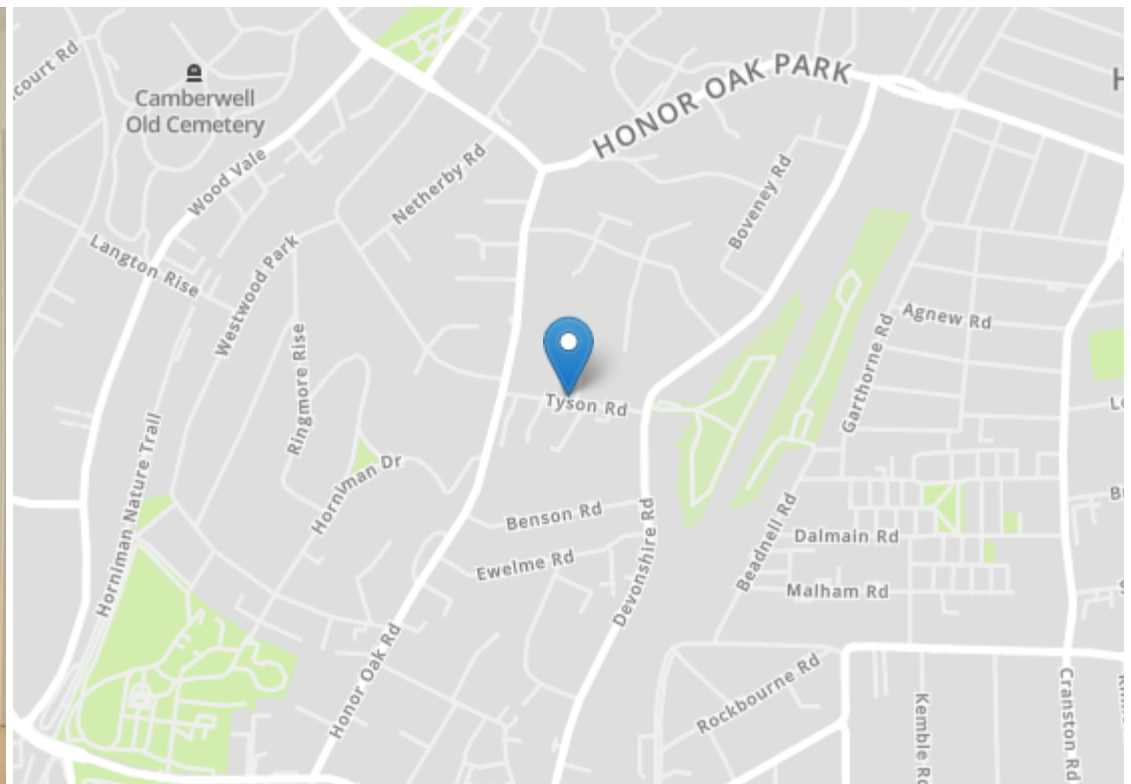


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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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