

Stanfords

— sales & lettings —



£425,000

2 bedroom flat

Church Rise
Forest Hill

Read all about it...

This bright, beautifully maintained ground-floor flat forms part of a traditionally inspired modern-built block, located a short distance away from Forest Hill town centre.

Spanning approximately 571 square feet of internal space, internally the property is decorated in neutral tones, with double-glazing throughout and direct access to the rear gardens from the reception room.

The accommodation comprises; two generous double bedrooms, a modern bathroom, an open-plan reception space with a fitted kitchen containing integrated appliances and patio doors that lead to a maintained garden.

Externally the flats benefits from an east-facing garden, 2 off-street parking spaces shared between the block and bike storage space.

Located only 0.3mi from the station, this superb location gives occupants the benefit of easy access to a variety of independent local shops, green spaces, transport connections, pubs and restaurants.

GROUND FLOOR

Hallway

6.56m x 1.08m (21' 6" x 3' 7")

Pendant light, storage cupboard, fitted carpet.

Reception Room/Kitchen

5.67m x 4.32m (18' 7" x 14' 2")

Pendant light (will be removed and replaced with basic fitting), spotlights, double-glazed windows, patio doors leading to the shared garden, matching base units, electric oven, gas hob with overhead extractor, laminate worktops, stainless steel sink with drainer, integrated dishwasher & fridge, radiator, laminate flooring & fitted carpet.

Bedroom

3.54m x 3.35m (11' 7" x 11' 0")

Pendant light (will be removed and replaced with basic fitting), double-glazed window, radiator, fitted carpet.

Bedroom

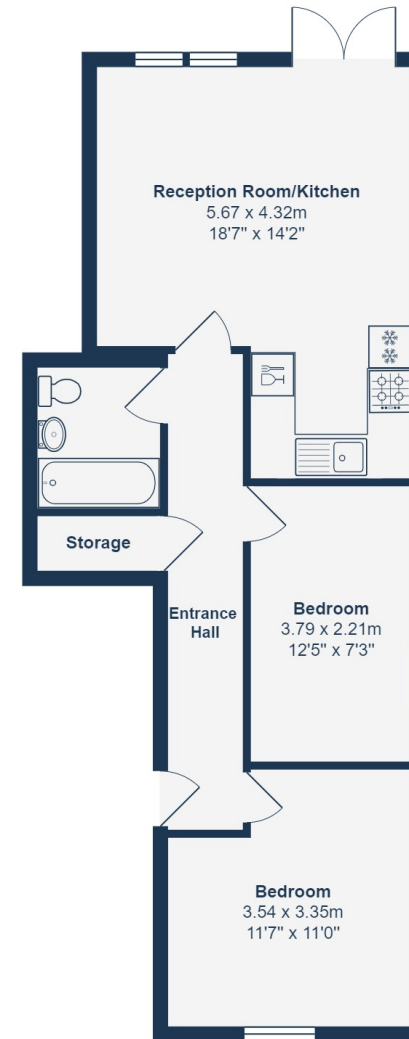
3.79m x 2.21m (12' 5" x 7' 3")

Pendant light, double-glazed frosted window, radiator, fitted carpet.

Bathroom

1.94m x 1.68m (6' 4" x 5' 6")

Spotlights, bathtub, sink, heated towel rail, WC, tiled walls & flooring.



Ground Floor

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?

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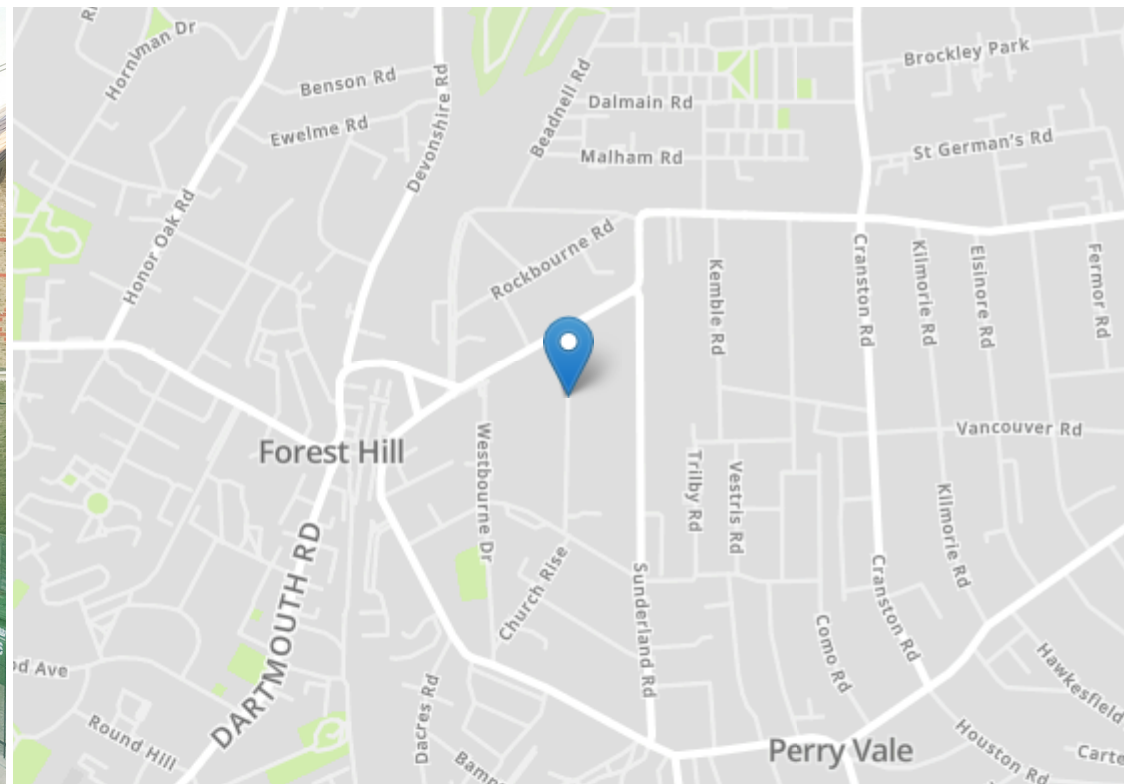
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2 DOUBLE BEDROOM FLAT
COMMUNAL PARKING

APPROX. 571SQFT
DIRECT ACCESS TO A SHARED
GARDEN





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



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