

Stanfords

— sales & lettings —



£325,000 Share of Freehold

1 bedroom flat

Woolstone Road

Forest Hill

Read all about it...

A fantastic split-level flat situated on Woolstone Road, a residential street on the borders of Forest Hill and Catford. This property is conveniently located for a variety of local amenities, including popular shops, cafes, pubs, and great transport links.

Internally, dual-aspect windows provide plenty of natural light in the open-plan kitchen and lounge, creating a bright and spacious living area. Heading upstairs, there is a double bedroom, benefitting from built-in wardrobes, and a good size bathroom.

Outside this property benefits from access to a large, well-kept communal garden, perfect for enjoying warm summer days.

Tenure: Share of Freehold (900+ years remaining) | **Service Charge:** £50pm | **Ground Rent:** N/A

TOP FLOOR

Lounge/Diner

11' 8" x 14' 9" (3.56m x 4.50m)

Double-glazed sash windows, ceiling spotlights, wall mounted lights, radiator, oak flooring.

Kitchen

7' 9" x 11' 3" (2.36m x 3.43m)

Double-glazed window, ceiling spotlights, fitted kitchen units with breakfast bar, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, grill, microwave, electric hob and extractor hood, radiator, oak flooring.

Bedroom

12' 4" x 11' 6" (3.76m x 3.51m)

Double-glazed sash window, roof window, pendant ceiling light, built-in wardrobes, radiator, fitted carpet.

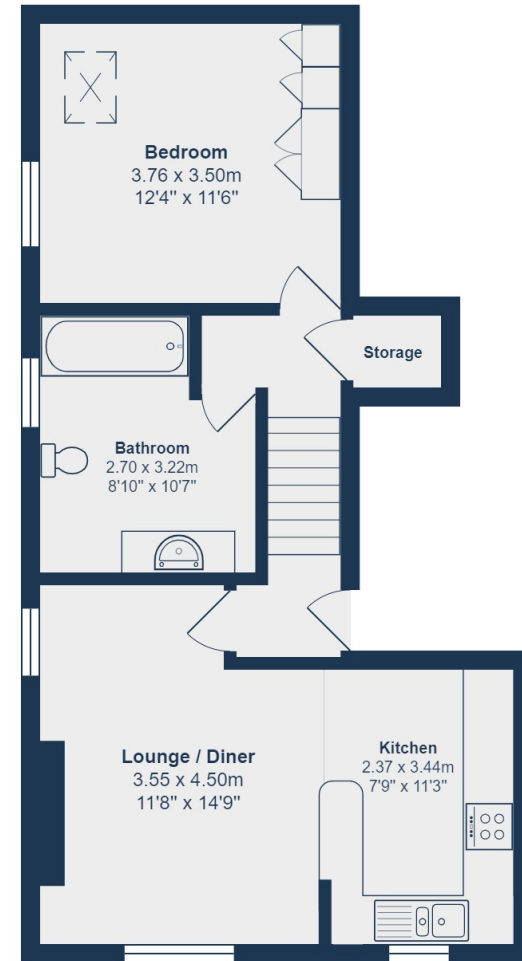
Bathroom

8' 10" x 10' 7" (2.69m x 3.23m)

Double-glazed sash window, ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, radiator, vinyl flooring.

OUTSIDE

Communal Garden



Top Floor

Total Area: 52.0 m² ... 560 ft²

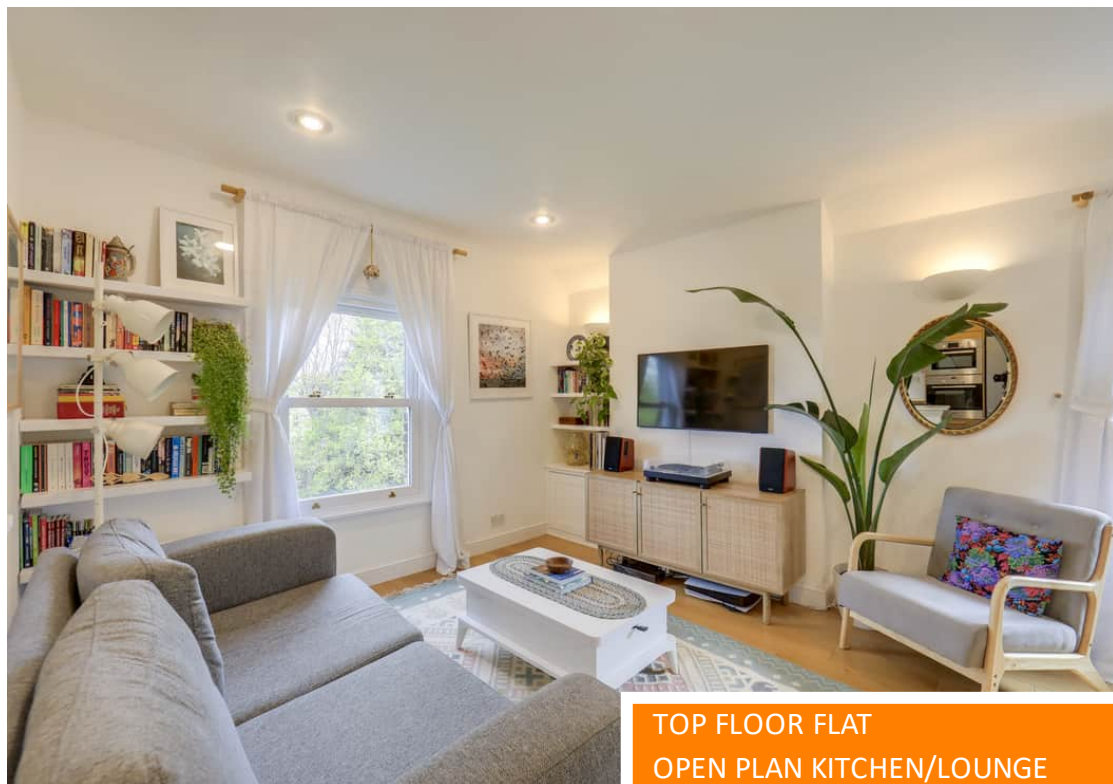
Drawn for Stanfords Sales & Lettings

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

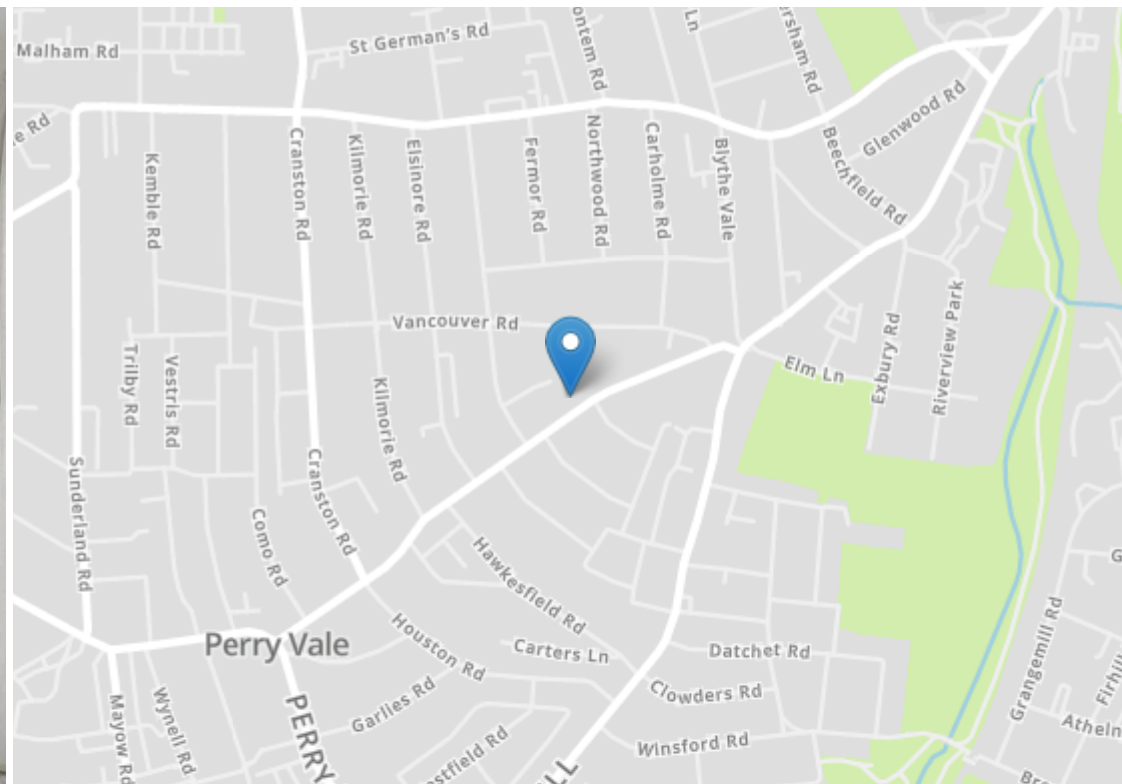
www.stanfordstates.london



TOP FLOOR FLAT
OPEN PLAN KITCHEN/LOUNGE
AMPLE STORAGE SPACE

FANTASTIC CONDITION
THROUGHOUT
SPLIT LEVEL
SHARED GARDEN





Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 65 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.