

Stanfords
— sales & lettings —



£500,000
2 bedroom maisonette

Elsinore Road
Forest Hill

Read all about it...

This purpose-built Victorian maisonette offers the best of both worlds to occupants who have the comfort of living on the top floor whilst also benefitting from direct access to a private rear garden. With 2 double bedrooms and an open plan kitchen/living room with a huge panoramic window overlooking the garden, this beautifully maintained property will appeal to anyone who is looking to buy a turn-key ready home.

The property sits centrally between Forest Hill, Honor Oak Park and Catford, offering residents a variety of options when it comes to transport links and a plethora of eateries, coffee shops, and independent shops to frequent.

Tenure: Leasehold (995 years remaining) | **Ground Rent:** Peppercorn | **Service Charge:** £0pm | **Council Tax:** Lewisham Band C

FIRST FLOOR

Kitchen/ Reception Room

7.70m x 3.20m (25' 3" x 10' 6")

Spotlights, double glazed windows, matching wall and base units, kitchen island, hardwood worksurfaces, sink, integrated fridge/freezer, integrated dishwasher, electric oven with gas hob and extractor fan, integrated storage, cast iron fireplace with tiled hearth, wooden floorboards.

Bedroom

3.29m x 2.91m (10' 10" x 9' 7")

Spotlights, double glazed window, alcove shelving, built-in wardrobe, cast iron fireplace with tiled hearth, radiator, fitted carpet.

Bedroom

3.94m x 2.91m (12' 11" x 9' 7")

Spotlights, double glazed windows, built-in wardrobes, radiator, fitted carpet.

Bathroom

2.59m x 1.80m (8' 6" x 5' 11")

Spotlights, double glazed window, rainfall showerhead over bathtub, glass divider, vanity sink unit, heated towel rail, WC, tiled flooring.

Landing

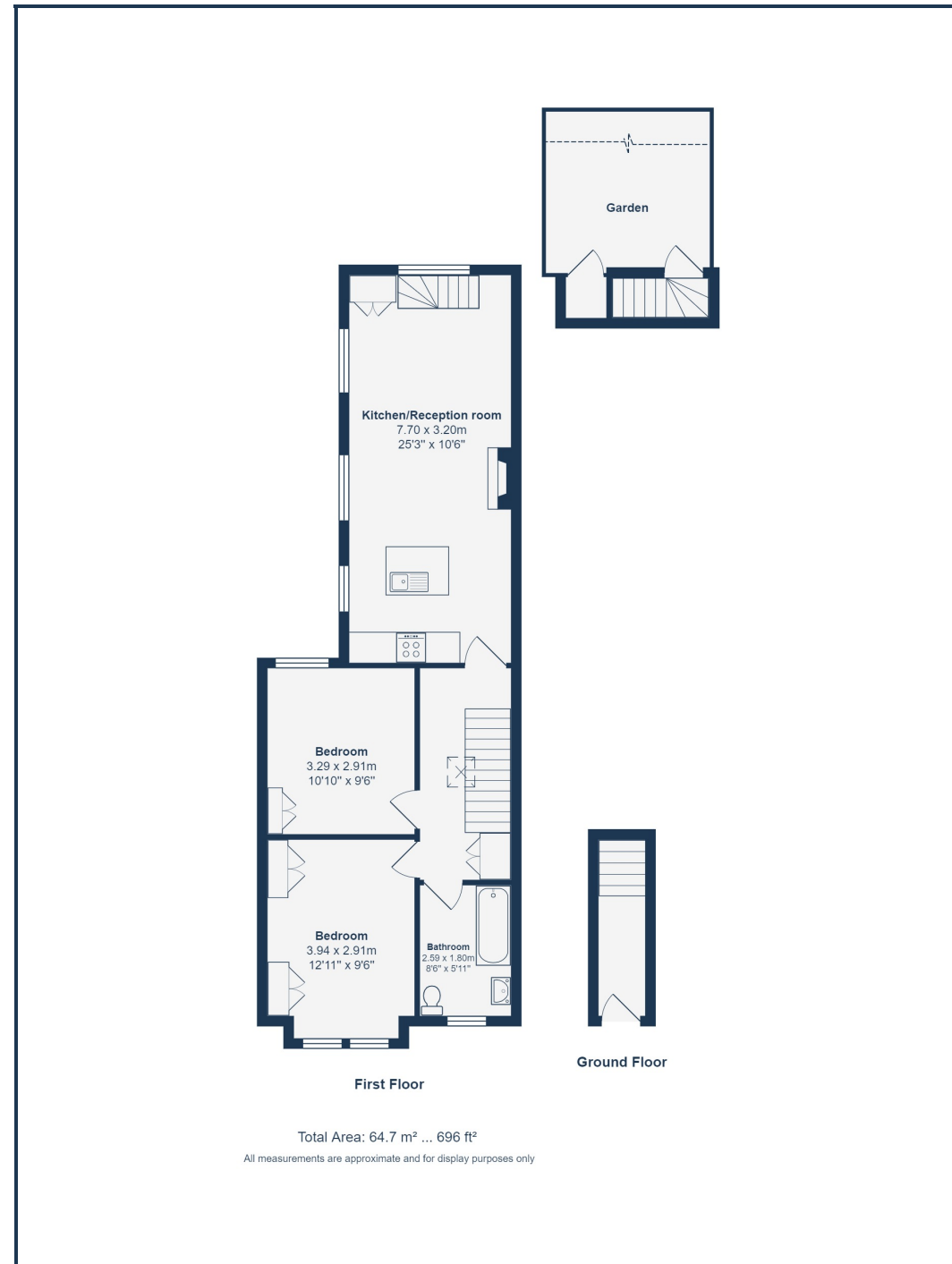
4.20m x 1.80m (13' 9" x 5' 11")

Skylight, spotlights, built-in storage cupboard, fitted carpet.

OUTSIDE

Garden

Extended garden with 2 gravelled seating areas separated by a well maintained lawn with surrounding shrubs.



Like what you see?

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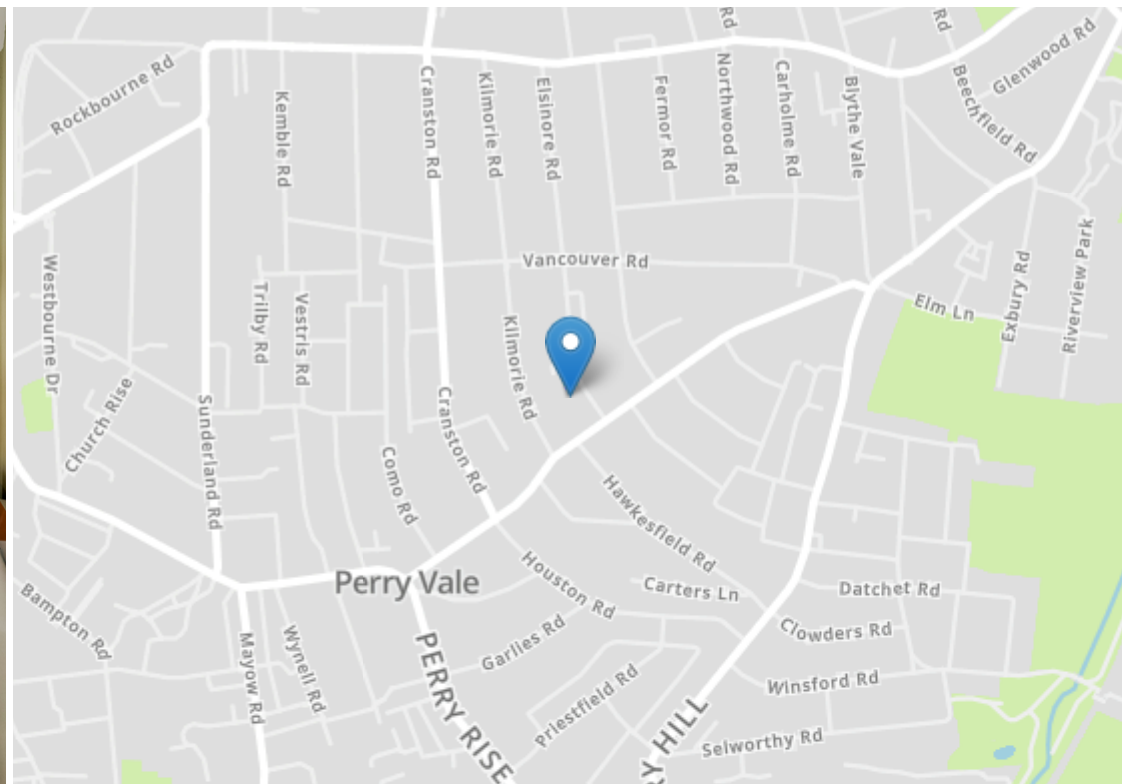
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2 DOUBLE BEDROOMS
0.9 MI TO FOREST HILL/
CATFORD STATIONS
1.1MI TO HONOR OAK PARK
STATION

APPROX 688 SQFT
PRIVATE GARDEN





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(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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