

Stanfords
— sales & lettings —



£435,000 Leasehold
2 bedroom flat

Siddons Road
Forest Hill

Read all about it...

A light and modern two-bedroom flat benefiting from a private garden and offered to the market with no onward chain.

Set on the ground floor of a period conversion, this property features two well-proportioned bedrooms, a modern bathroom, and an open-plan kitchen and living room with fitted units, integrated appliances and a useful storage/utility cupboard. French doors open to a private rear garden, extending the living space and providing a perfect spot to enjoy warm summer days.

Ideal for those seeking excellent transport links and a vibrant local community, this property is located just 0.5 miles from Forest Hill Station, offering frequent Overground and National Rail services to Central London. The local area boasts a wide variety of shops, supermarkets, and exciting places to eat and drink.

Tenure: Leasehold (177 years remaining) | **Service Charge:** N/A | **Ground Rent:** £50pa | **Council Tax:** Lewisham band B

GROUND FLOOR

Open Plan Kitchen / Living Room

22' 5" x 9' 11" (6.83m x 3.02m)

Double-glazed French doors to garden, inset ceiling spotlights, fitted kitchen units, integrated fridge, freezer, oven, gas hob and extractor hood, Cupboard housing combi boiler, large storage cupboard with plumbing for washing machine, radiator, laminate wood flooring.

Bedroom

12' 2" x 11' 8" (3.71m x 3.56m)

Double-glazed bay windows, pendant ceiling light, radiator, fitted carpet.

Bedroom

10' 6" x 8' 11" (3.20m x 2.72m)

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

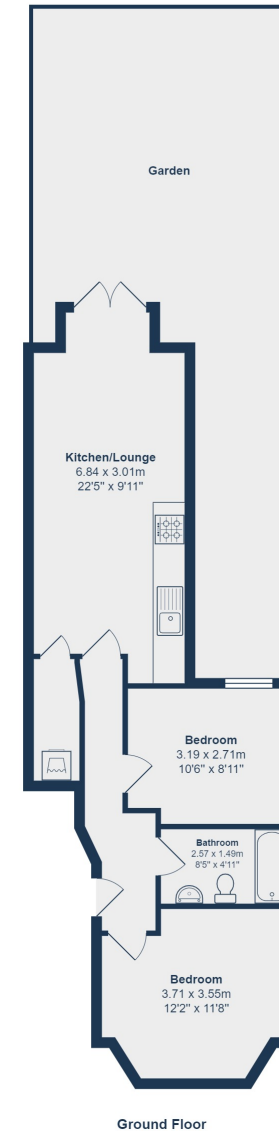
Bathroom

8' 5" x 4' 11" (2.57m x 1.50m)

Inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Garden



Total Area: 52.9 m² ... 570 ft² (excluding garden)
All measurements are approximate and for display purposes only

Like what you see?

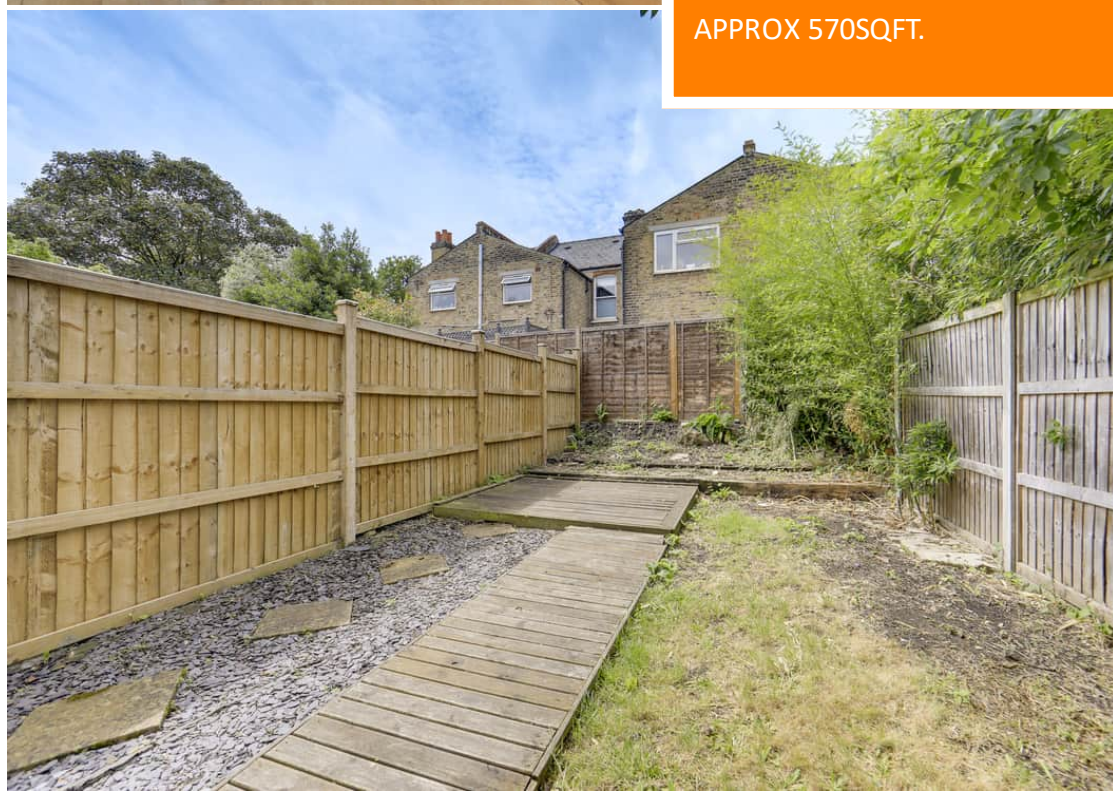
Call 020 8699 6778 or email us at foresthill@stanfordstates.london to arrange a viewing or request further information

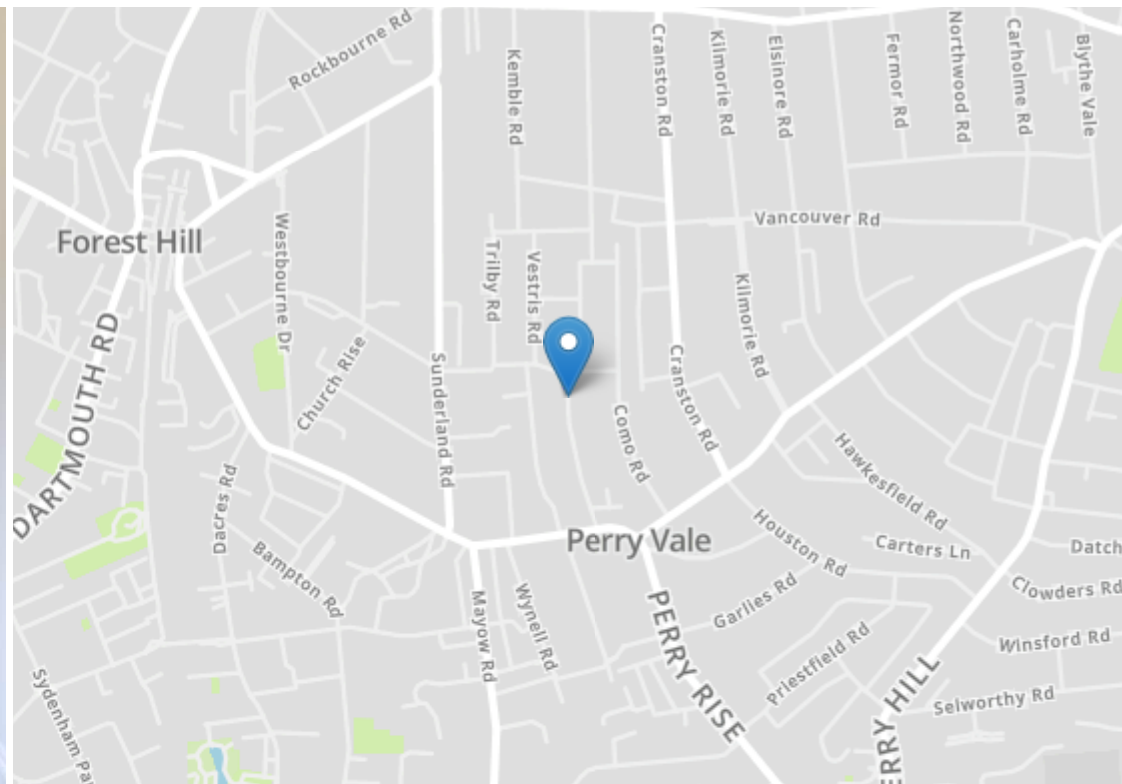
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GROUND FLOOR FLAT
OPEN PLAN KITCHEN/LOUNGE
APPROX 570SQFT.

PRIVATE GARDEN
CHAIN FREE
0.5 MI TO FOREST HILL
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(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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