



**£550,000 Leasehold**  
2 bedroom flat

Wastdale Road  
Forest Hill



## Read all about it...

Located on Wastdale Road, this well-presented two-bedroom apartment offers practical and comfortable living in a convenient location and is offered with no onward chain.

The property features a private entrance, underfloor heating throughout, and a spacious open-plan kitchen and living area with integrated appliances. The high ceilings, approximately 3m in height, enhance the sense of space and light throughout the apartment. There are two double bedrooms, a modern three-piece bathroom suite, and an additional separate toilet for extra convenience. A private garden provides outdoor space for relaxation.

The apartment is well-connected, with Honor Oak Park Station approximately 0.6 miles away, offering services to London Bridge and connections to the Overground network. Forest Hill Station is approximately 0.5 miles away, providing additional transport links. Local amenities—including shops, cafés, parks, and schools—are within easy reach.

For more information or to arrange a viewing, please get in touch.

**Tenure:** Leasehold (117 years remaining on the lease) | **Service Charge:** £108pm | **Ground Rent:** £375pa | **Council Tax:** Lewisham Band D

**CHAIN FREE!**  
**PRIVATE ENTRANCE & GARDEN**  
**CONVENIENT LOCATION**

**MODERN 2 BEDROOM FLAT**  
**APPROX. 944SQFT**  
**OPEN-PLAN KITCHEN/LIVING**

**Like what you see?**

Call **020 8699 6778** or email us at [foresthill@stanfordstates.london](mailto:foresthill@stanfordstates.london)  
to arrange a viewing or request further information







## GROUND FLOOR

### Entrance

Engineered wood floor, fitted storage, open to the living area.

### Open Plan Kitchen & Living Room

7.92m x 4.91m (26' 0" x 16' 1")

Engineered wood floor, spotlights, double-glazed windows, double-glazed door leading to the garden, under-floor heating.

### Kitchen Area

Matching wall & base units with granite worktop, four ring gas hob with powered extractor hood, single drainer sink with mixer tap, integrated oven and microwave, integrated dishwasher, integrated fridge freezer.

### Bedroom

5.71m x 3.38m (18' 9" x 11' 1")

Engineered wood floor, spotlights, double-glazed window, door leading to the garden, underfloor heating.

### Bedroom

4.27m x 3.01m (14' 0" x 9' 11")

Engineered wood floor, spotlights, bi-folding doors leading to the garden, underfloor heating.

### Bathroom

3.01m x 2.27m (9' 11" x 7' 5")

Tiled floor, tiled surround, panel enclosed bath with shower, spotlights, fixed wash basin and vanity unit, WC, powered extractor, heated towel rail.

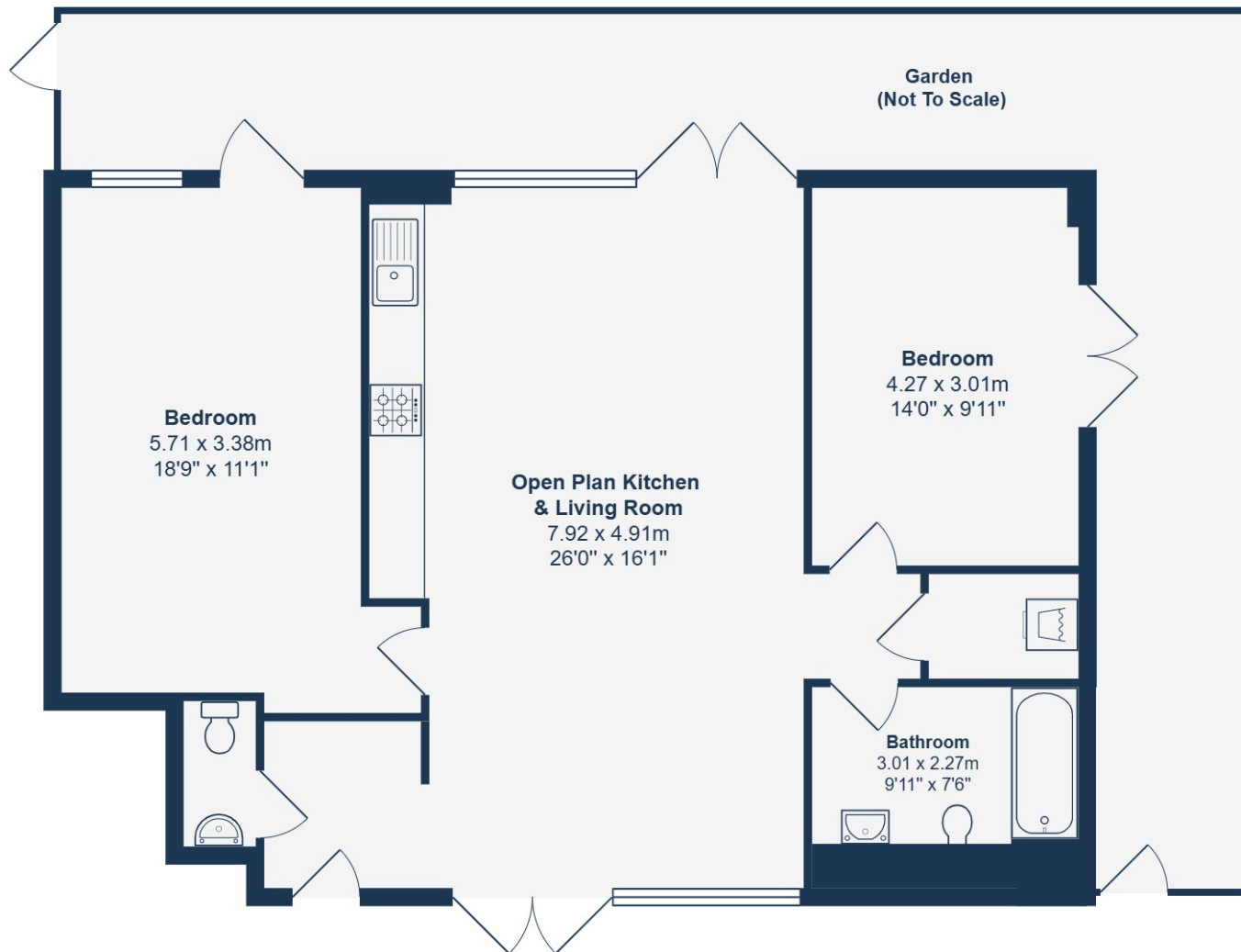
### WC

Spotlights, sink, WC, tiled flooring.

## OUTSIDE

### Garden





**Ground Floor**

Total Area: 87.7 m<sup>2</sup> ... 944 ft<sup>2</sup>

Drawn for Stanfords Sales & Lettings

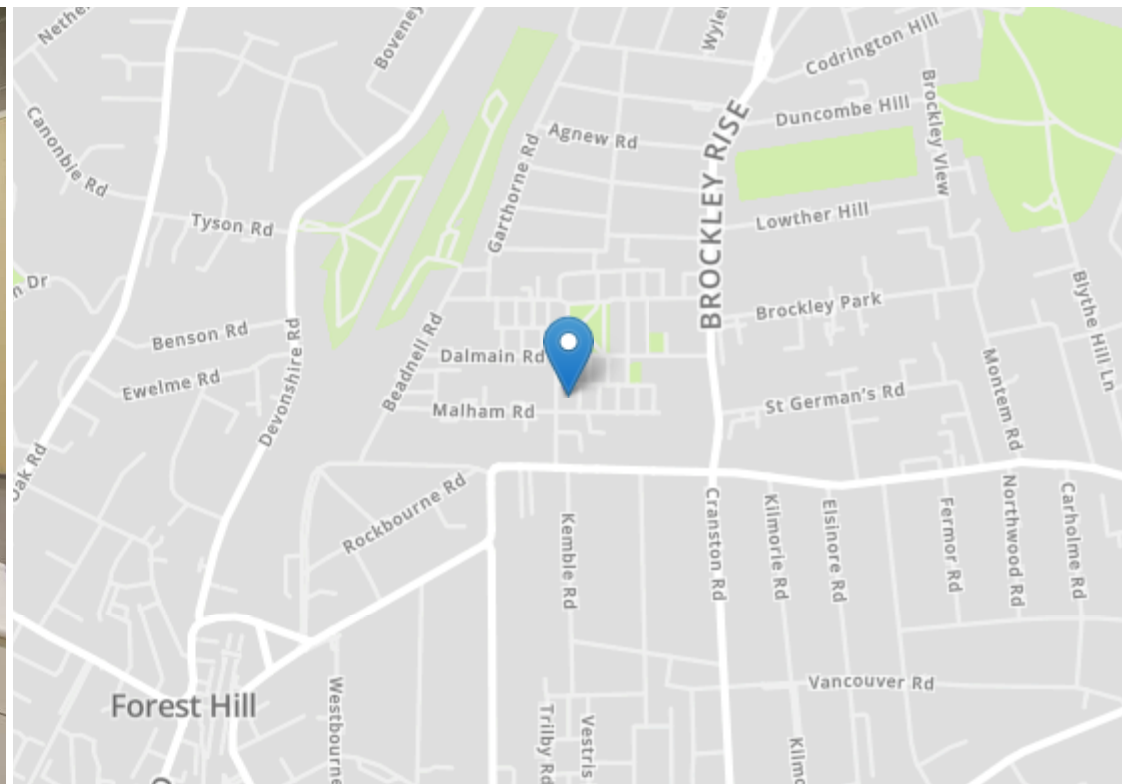
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











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>	82	82
(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		
England, Scotland & Wales		EU Directive 2002/91/EC



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