

Stanfords  
— sales & lettings —



**£365,000 Share of Freehold**  
1 bedroom ground floor flat

St German's Road  
Forest Hill

# Read all about it...

A bright and well-presented one-bedroom garden flat, perfectly situated on the ground floor of a charming period conversion. Boasting its own private entrance, direct access to a large south-facing communal garden and off street parking.

Stepping inside, the welcoming entrance hall provides ample storage space and leads to a well-proportioned double bedroom with built-in cupboards, a shower room, and a bright living room flooded with natural light from large bay windows at the front of the property. At the rear, you'll find an eat-in kitchen with French doors overlooking the lovingly maintained communal garden, a perfect spot to enjoy meals.

Ideal for buyers seeking excellent transport links and a vibrant local area. This flat is conveniently located within a mile of Forest Hill, Honor Oak, and Catford Twin Stations, offering frequent bus services, London Overground, and National Rail services into Central London. You'll find a wide variety of shops, supermarkets, and exciting places to eat and drink, all within walking distance.

**Tenure:** Share of Freehold (961 years remaining on lease) | **Service Charge:** £80pm | **Ground Rent:** N/A | **Council Tax:** Lewisham band C

## LOWER GROUND FLOOR

### Entrance Hall

12' 7" x 5' 3" (3.84m x 1.60m)

Ceiling light, storage cupboard housing boiler, plumbing for washing machine, radiator, wood flooring.

### Living Room

18' 4" x 14' 5" (5.59m x 4.39m)

Double-glazed bay windows, ceiling light, fireplace surround, alcove shelving, radiators, wood flooring.

### Kitchen

18' 7" x 7' 0" (5.66m x 2.13m)

Double-glazed windows and French doors to garden, inset ceiling spotlights, fitted kitchen units, stainless steel sink with mixer tap and drainer, oven with gas hob, extractor hood, plumbing for washing machine, radiator, tile flooring.

### Bedroom

12' 7" x 12' 4" (3.84m x 3.76m)

French doors, pendant ceiling light, built-in storage cupboards, radiator, wood flooring.

### Shower Room

3' 5" x 10' 4" (1.04m x 3.15m)

Double-glazed window, inset ceiling lights, walk-in shower with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tile flooring.

### OUTSIDE

### Communal Garden

Access via the kitchen and side gate, lawn with mature plant and tree borders, storage shed.



Lower Ground Floor

Total Area: 67.1 m<sup>2</sup> ... 723 ft<sup>2</sup>

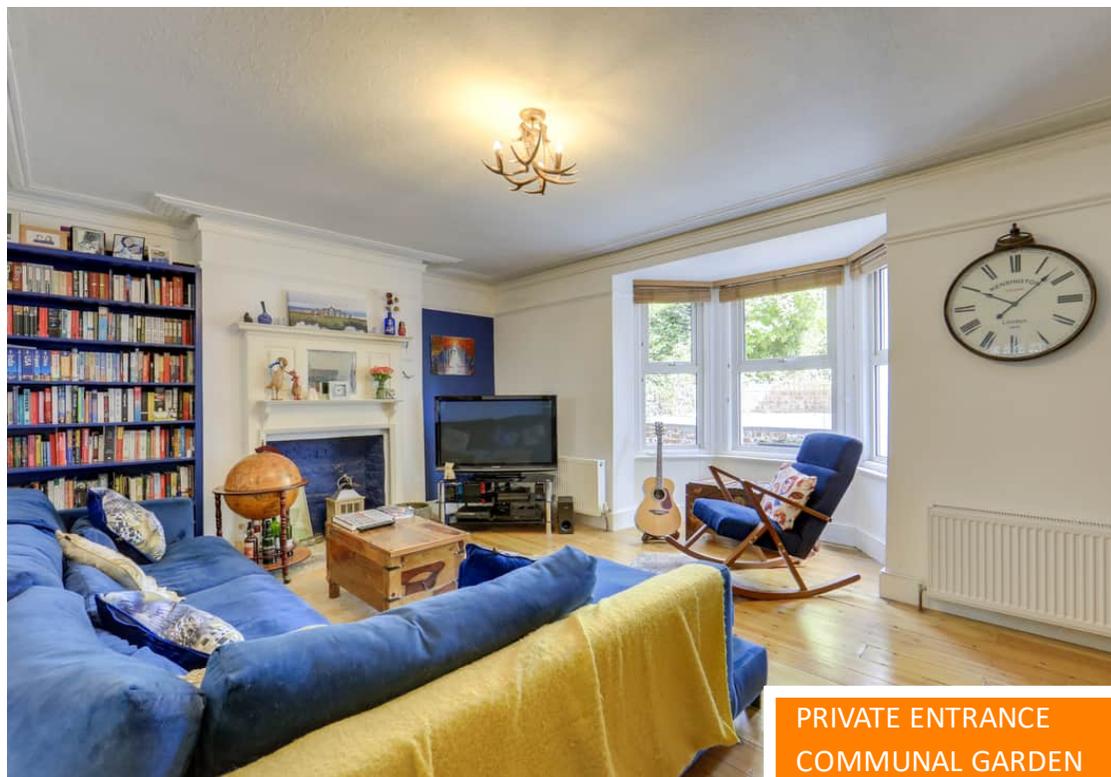
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

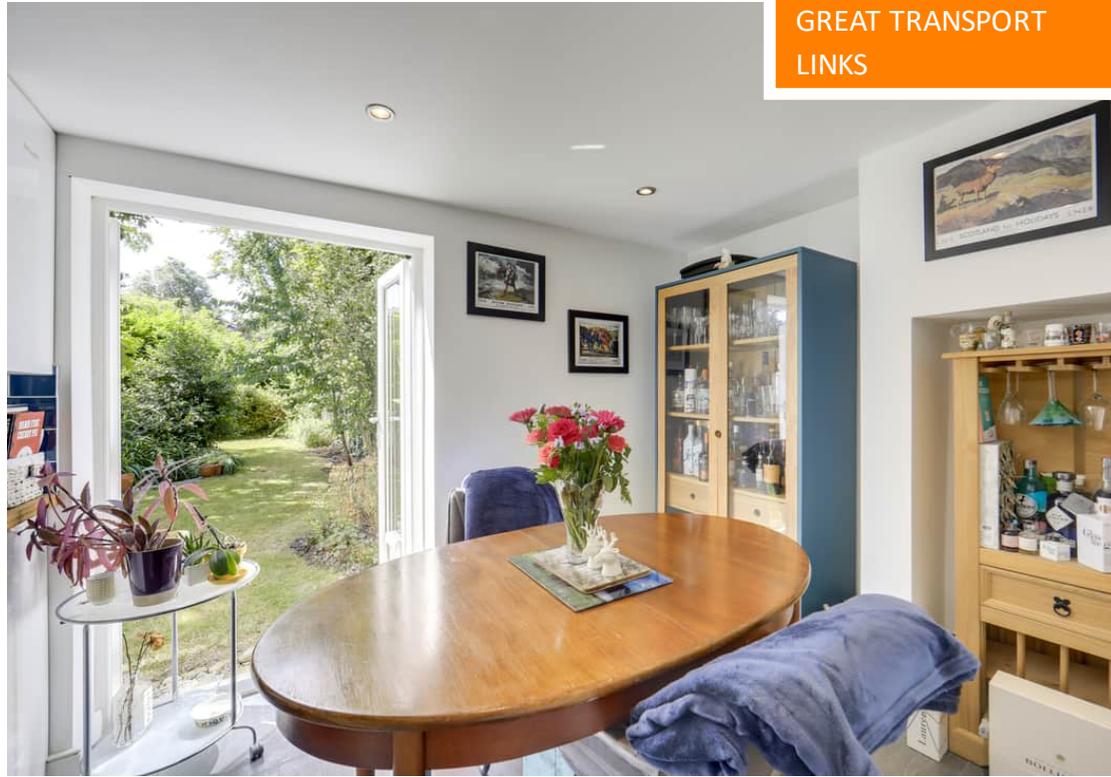
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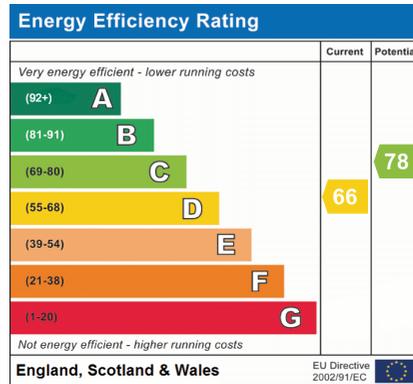
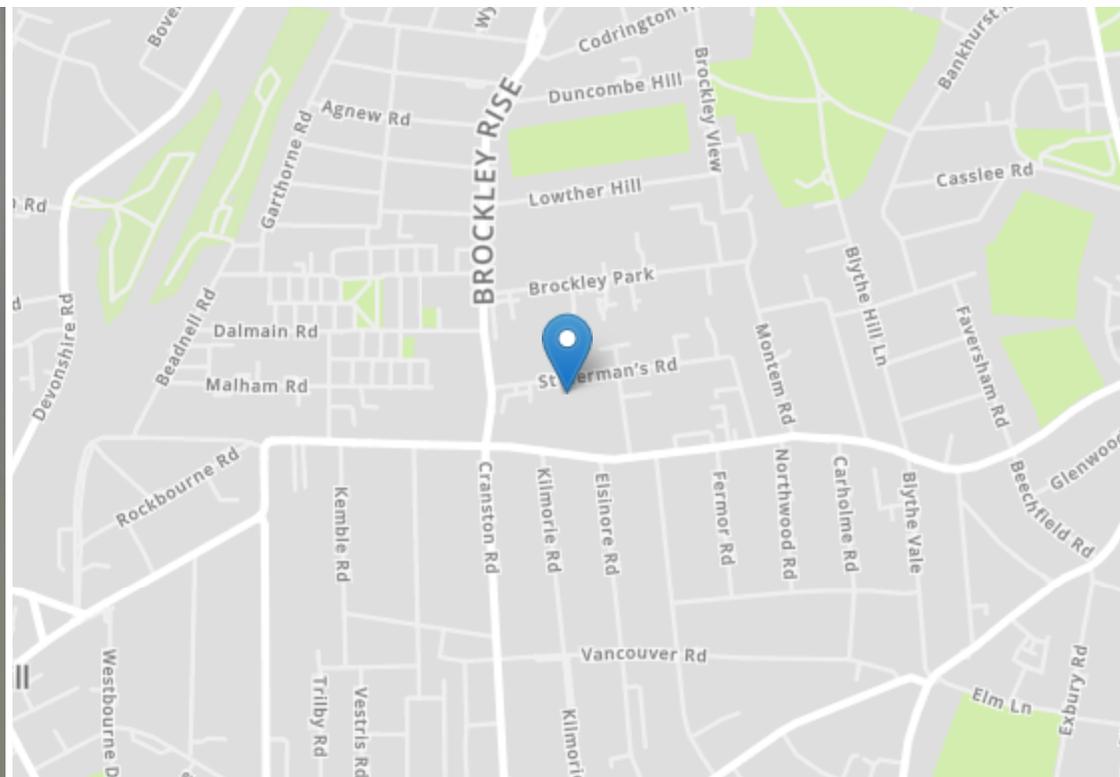
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