



**£2,000 pcm Leasehold**  
3 bedroom flat

Colfe Road  
Forest Hill

## Read all about it...

Located on a quiet residential street in the heart of Forest Hill, this bright and well-sized three-bedroom flat forms the first floor of a Victorian maisonette, complete with its own private entrance. Offered unfurnished and available from November, the flat is ideally suited to a professional couple seeking practical and well-presented accommodation.

Inside, the property features a spacious living room, a separate fitted kitchen, two double bedrooms, a single bedroom, and a modern bathroom. The neutral décor and generous layout provide an inviting space with plenty of scope to make it feel like home.

Forest Hill Station (Overground & National Rail) is just a short walk away, with excellent local shops, cafés, and amenities close at hand.

### FIRST FLOOR

#### Reception Room

4.08m x 2m (13' 5" x 6' 7")

Double-glazed windows to front,  
Fireplace, Radiator, built-in shelves, Oak  
engineered flooring

#### Kitchen

3.0m x 2.57m (9' 10" x 8' 5")

Double-glazed windows, Fitted kitchen,  
Fridge, Washing machine, In-built table  
with stools, Integrated oven, Gas hob and  
sink, Extractor hood, Tiled floor

#### Bedroom

3.51m x 3.48m (11' 6" x 11' 5")

Double-glazed windows, Fitted carpet,  
Radiator, Fitted shelving and rail.

#### Bedroom

3.49m x 2.35m (11' 5" x 7' 9")

Double-glazed window, radiator, built-in  
shelf, Carpeted floor, Back of property.

#### Bedroom

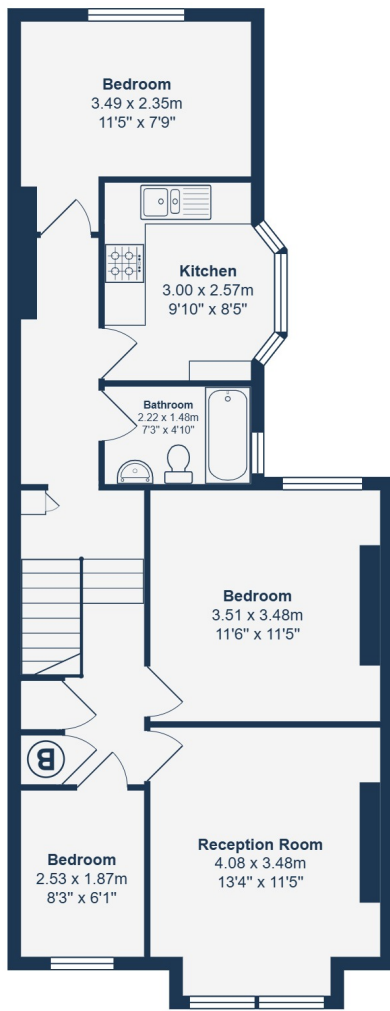
2.53m x 1.87m (8' 4" x 6' 1")

Double-glazed window, radiator,  
Engineered Oak flooring

#### Bathroom

2.22m x 1.48m (7' 3" x 4' 10")

Double-glazed window, fixed wash basin,  
Fitted bath with overhanging shower,  
Fitted mirror and shelf above sink, Low-  
level WC.



First Floor

Total Area: 65.4 m<sup>2</sup> ... 703 ft<sup>2</sup>

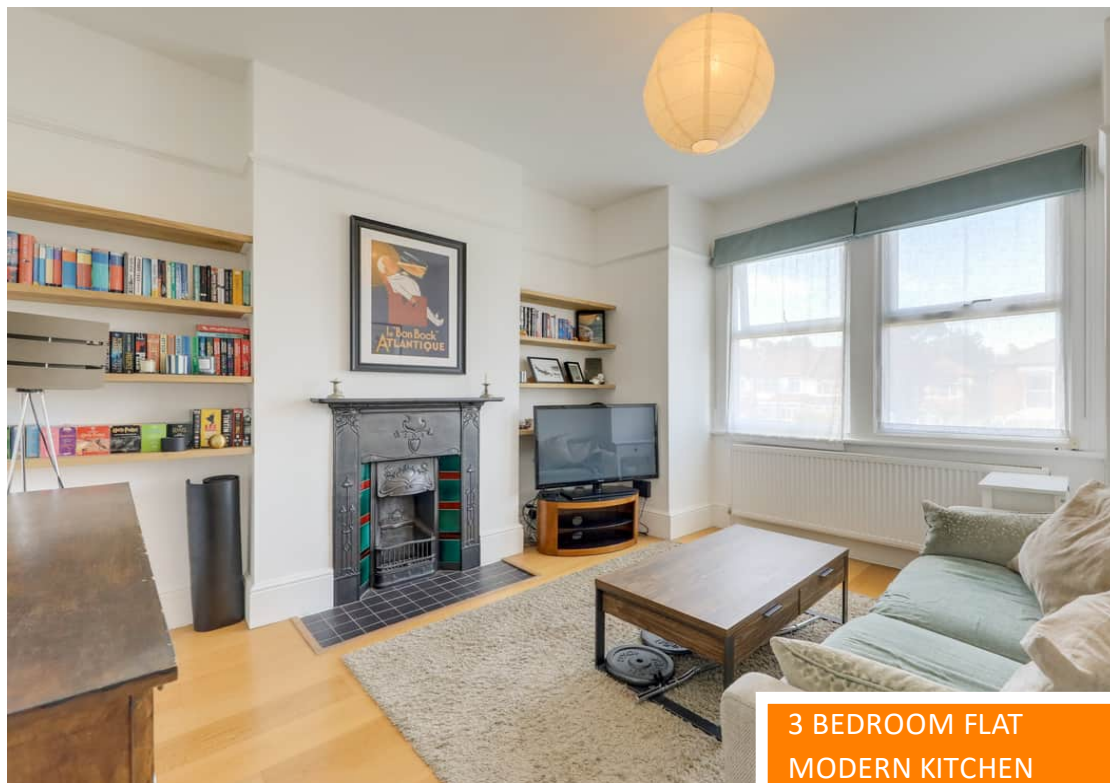
Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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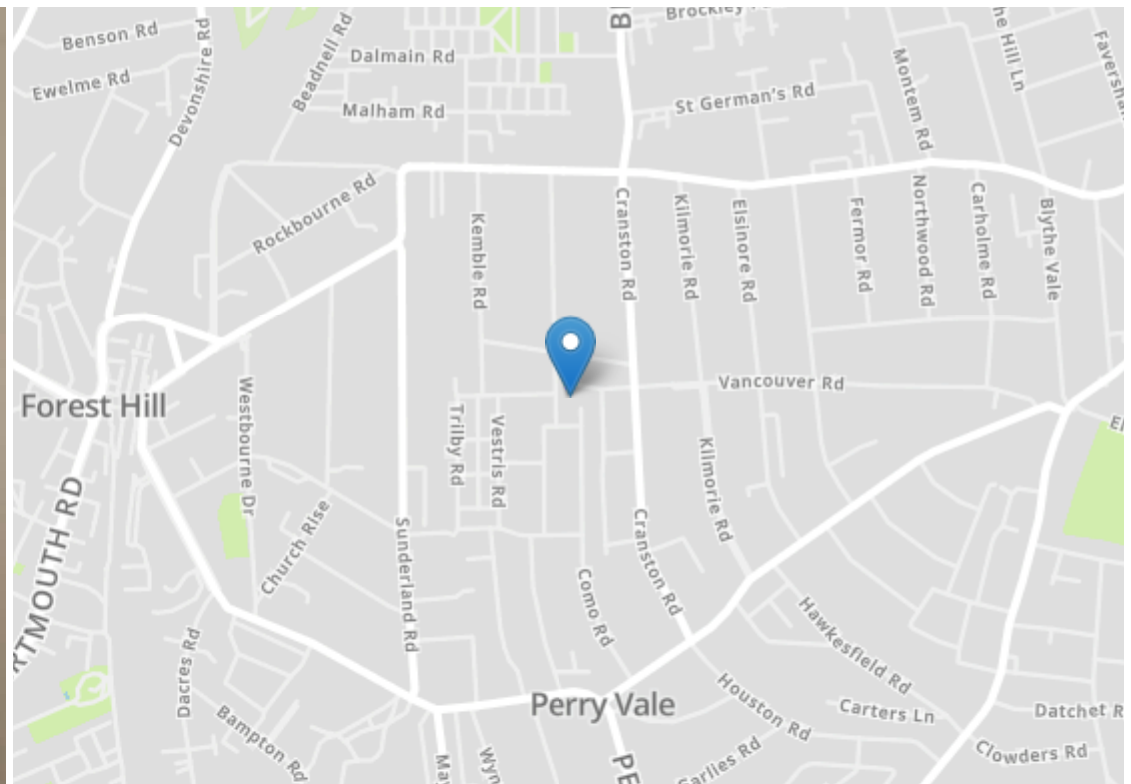


3 BEDROOM FLAT  
MODERN KITCHEN  
MODERN BATHROOM

SPACIOUS LIVING  
ROOM  
GREAT FOR  
COMMUTERS







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>		
(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		
	61	78
EU Directive 2002/91/EC		
England, Scotland & Wales		



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