



**£425,000 Share of Freehold**  
2 bedroom flat

Honor Oak Road  
Forest Hill

# Read all about it...

Offered with no onward chain, this light and modern two-bedroom flat is located on the top floor of Katherine Court, a peaceful residential block with a well-maintained communal garden and parking. Ideally situated near Forest Hill Town Centre, the area boasts a variety of shops, supermarkets, and vibrant places to eat and drink. Forest Hill Station is just a short walk away, offering convenient London Overground and National Rail services into Central London. Nearby, the Horniman Museum and Gardens, along with its popular Sunday market, offer a great spot for discovering local producers.

Immaculately presented throughout, this flat has been renovated to a high specification. Complete with walnut engineered wood flooring, the flat features a welcoming entrance hall, a good sized kitchen and a spacious, inviting lounge that opens onto a private balcony. There are two well-proportioned bedrooms with the master offering bespoke and spacious built-in wardrobes. There is also a sleek and contemporary shower room. Additionally, the flat benefits from a garage providing extra storage space. An excellent opportunity for buyers looking for a move-in-ready home in a prime location!

**Tenure:** Share of Freehold (941 years remaining on lease) | **Monthly Service Charge:** £155 | **Ground Rent:** N/A |

**Council Tax:** Lewisham band C

## TOP FLOOR

### Hallway

11' 5" x 3' 6" (3.48m x 1.07m)

Inset ceiling spotlights, column radiator, storage cupboard, walnut engineered wood flooring.

### Lounge

16' 4" x 11' 7" (4.98m x 3.53m)

Double-glazed windows and door to balcony, inset ceiling spotlights, wood panel feature wall with lighting, column radiator, walnut engineered wood flooring.

### Kitchen

10' 4" x 7' 4" (3.15m x 2.24m)

Double-glazed window, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated fridge/freezer, oven, electric hob and extractor hood, combi boiler, tile flooring.

### Bedroom

11' 6" x 11' 0" (3.51m x 3.35m)

Double-glazed window, inset ceiling spotlight, fitted wardrobes, column radiator, walnut engineered wood flooring.

### Bedroom

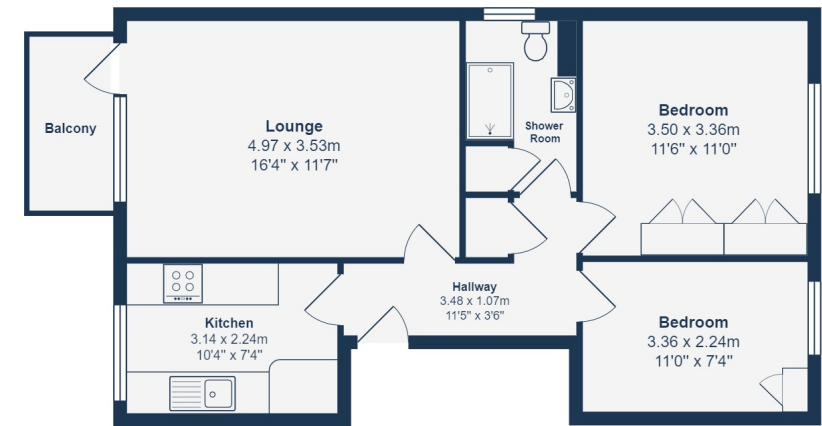
11' 0" x 7' 4" (3.35m x 2.24m)

Double-glazed window, inset ceiling spotlight, cupboard housing boiler, column radiator, walnut engineered wood flooring.

### Shower Room

8' 4" x 5' 5" (2.54m x 1.65m)

Double-glazed window, inset ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, storage cupboard, tile flooring.



Top Floor

Total Area: 55.2 m<sup>2</sup> ... 595 ft<sup>2</sup> (excluding balcony)

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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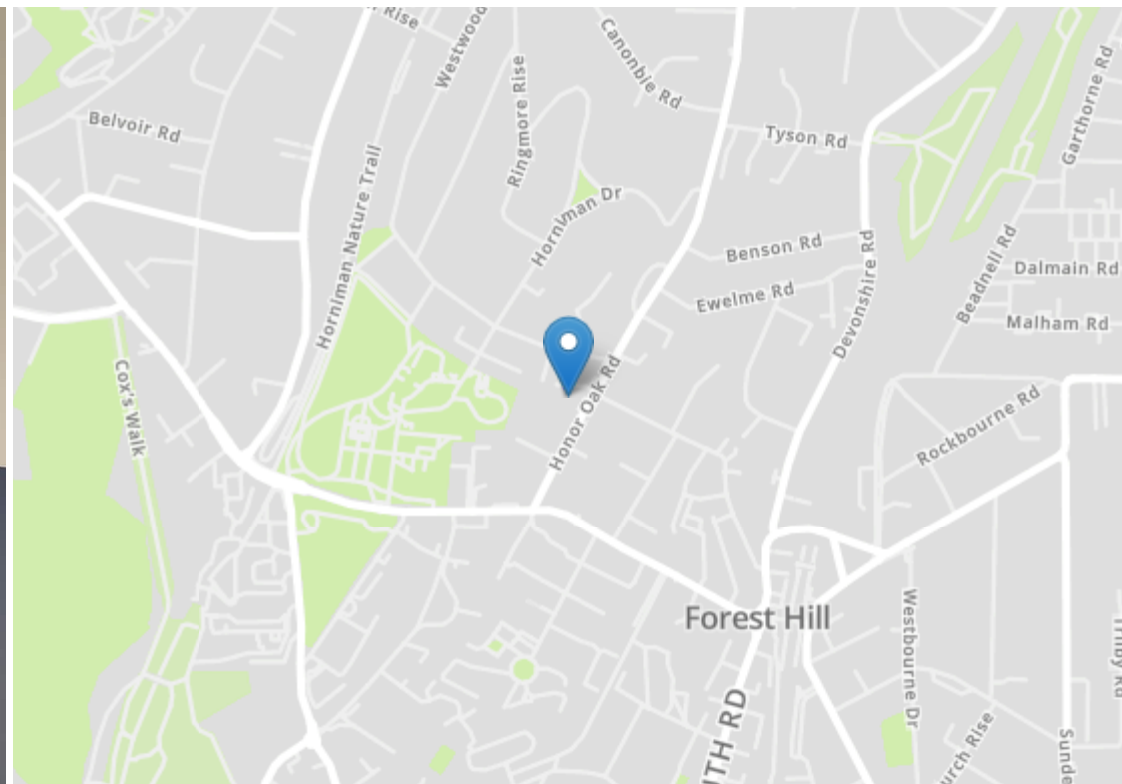




TOP FLOOR FLAT  
MODERN SHOWER ROOM  
COMMUNAL GARDEN AND  
PARKING

CHAIN FREE!  
GARAGE  
0.3 MI FROM FOREST HILL STATION





### 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>	74	80
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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