

Stanfords

— sales & lettings —



£525,000 Share of Freehold
2 bedroom maisonette

Colfe Road
Forest Hill

Read all about it...

Situated on the sought-after Colfe Road in Forest Hill, this spacious and characterful ground-floor maisonette offers a perfect blend of period charm and modern living. Located just 0.7 miles from Forest Hill station, it has excellent transport links into Central London and is close to local amenities.

The maisonette features two large double bedrooms, both filled with natural light and offering plenty of storage space. Towards the rear, accessed via a sweeping hallway, is a fantastic open-plan kitchen and lounge, perfect for entertaining.

The private, east-facing garden can be accessed directly from the kitchen and the property also includes a modern bathroom and comes with a share of the freehold.

Tenure: Share of Freehold (900+ years remaining) | **Service Charge:** £0 | **Ground Rent:** £0 | **Council Tax:** Lewisham band C

GROUND FLOOR

Hall

Stripped wooden floor, under-stair storage cupboard, radiator.

Lounge

3.89m x 3.49m (12' 9" x 11' 5")

Stripped and painted wooden floor, sash windows to side, storage cupboard, radiator, open to the kitchen area.

Kitchen

2.79m x 3.87m (9' 2" x 12' 8")

Window overlooking the garden, door leading to the garden, skylight, tiled floor, tiled back splash, matching wall & base level units with solid wood worktop, four ring gas hob with extractor hood, electric oven, under mount sink with mixer tap, integrated dishwasher, plumbing for washing machine.

Bedroom

3.66m x 4.09m (12' 0" x 13' 5")

Windows to front, wooden shutters, stripped and painted floorboards, cast iron fireplace, radiator.

Bedroom

3.66m x 3.53m (12' 0" x 11' 7")

Window overlooking the garden, stripped and painted floorboards, fitted alcove cupboard, radiator.

Bathroom

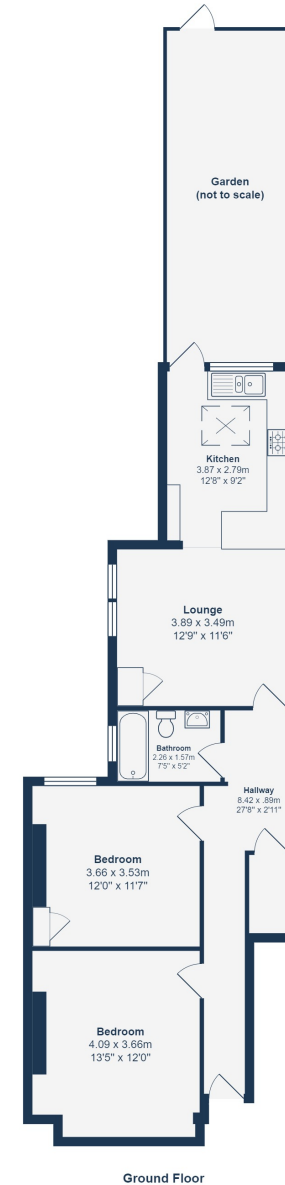
2.026m x 1.57m (6647' 0" x 5' 2")

Window to side, tiled floor, tiled surround, panel enclosed bathroom with mixer tap and over-had shower, glass shower screen, low-level WC, fixed wash basin with vanity unit, powered extractor fan, heated towel rail.

OUTSIDE

Private Garden

East-facing with a decked seating area leading to an artificial lawn. Shed to rear for storage.



Total Area: 69.3 m² ... 746 ft² (excluding garden)

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?

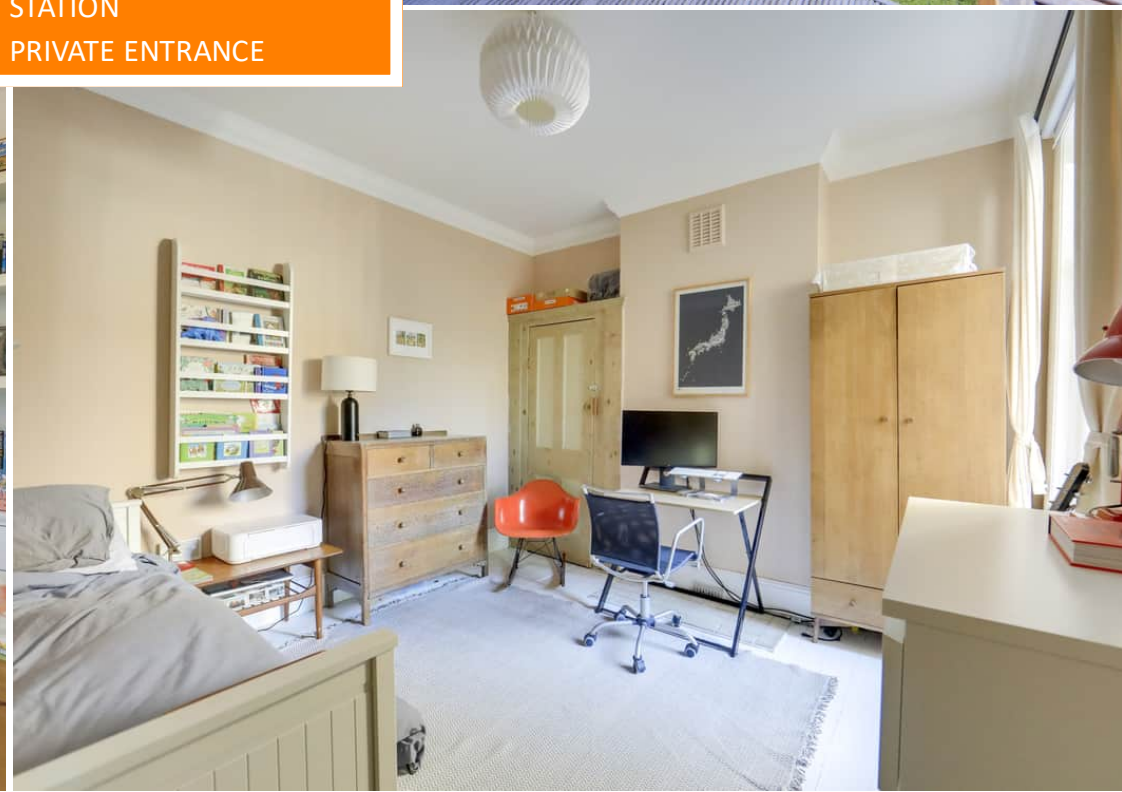
Call 020 8699 6778 or email us at foresthill@stanfordestates.london
to arrange a viewing or request further information

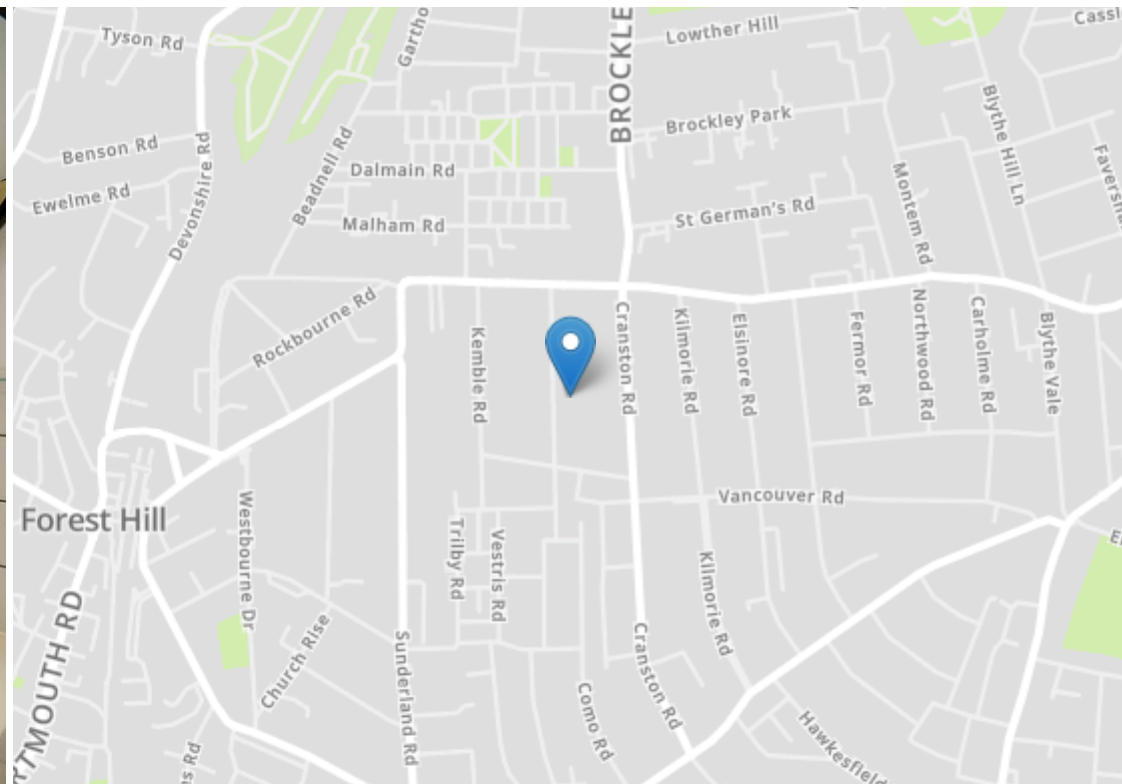
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TWO DOUBLE BEDROOMS
PRIVATE GARDEN
SHARE OF FREEHOLD

0.7MI TO FOREST HILL
STATION
PRIVATE ENTRANCE





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(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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