



**£375,000 Share of Freehold**  
2 bedroom flat

Mayow Road  
Forest Hill

# Read all about it...

A bright and spacious two-bedroom flat situated on the second floor of a private residential block in Forest Hill. Ideal for those seeking excellent transport links and a vibrant local scene, this property is located less than a mile from Forest Hill and Sydenham Stations, both offering frequent Overground and National Rail services to Central London. The local area boasts a wide variety of shops and supermarkets, exciting places to eat and drink, and plenty of green open spaces, including the beautiful Mayow Park, just a short walk away.

This well-presented flat features modern, light-filled decor throughout. The expansive lounge, perfect for dining and entertaining, opens onto a private balcony. Further along the entrance hall, you'll find a contemporary kitchen with sleek units, two generously sized double bedrooms, a well-appointed bathroom, and ample built-in storage throughout. Outside, the property benefits from a well-maintained communal garden, shared parking, and a garage for additional storage.

**Tenure:** Share of Freehold ( 974 years remaining on lease) | **Service Charge:** £204.16pm | **Ground Rent:** N/A | **Council Tax:** Lewisham band C

## SECOND FLOOR

### Living Room

16' 3" x 14' 2" (4.95m x 4.32m)  
Double-glazed windows and door to balcony, pendant ceiling lights, radiator, fitted carpet.

### Kitchen

8' 9" x 7' 7" (2.67m x 2.31m)  
Double-glazed windows, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for washing machine, integrated oven, hob and extractor hood, cupboard housing boiler, vinyl tile flooring.

### Bedroom

12' 4" x 8' 2" (3.76m x 2.49m)  
Double-glazed windows, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

### Bedroom

10' 7" x 8' 8" (3.23m x 2.64m)  
Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

### Bathroom

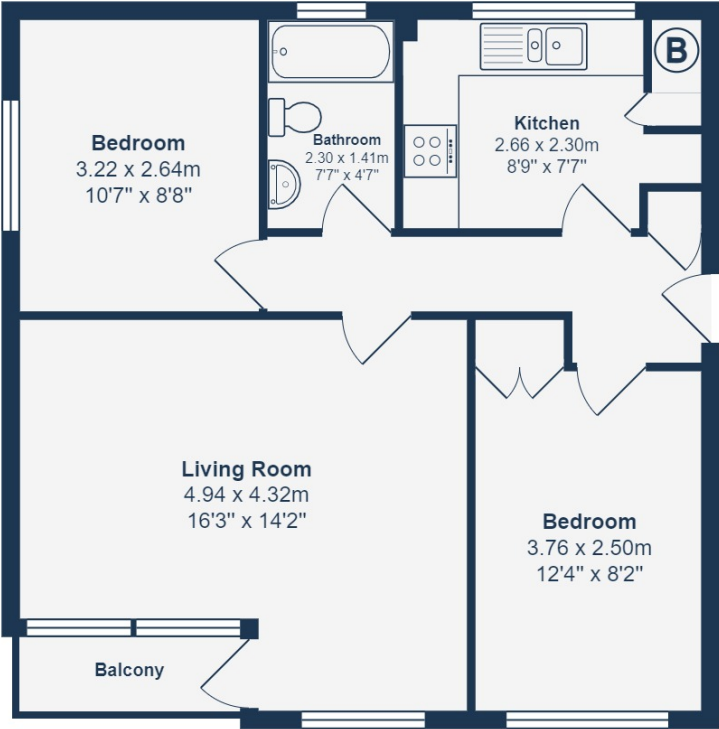
7' 7" x 4' 7" (2.31m x 1.40m)  
Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, tile flooring.

### OUTSIDE

### Balcony

### Communal Garden

### Garage



## Second Floor

Total Area: 54.9 m<sup>2</sup> ... 591 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.

Like what you see?

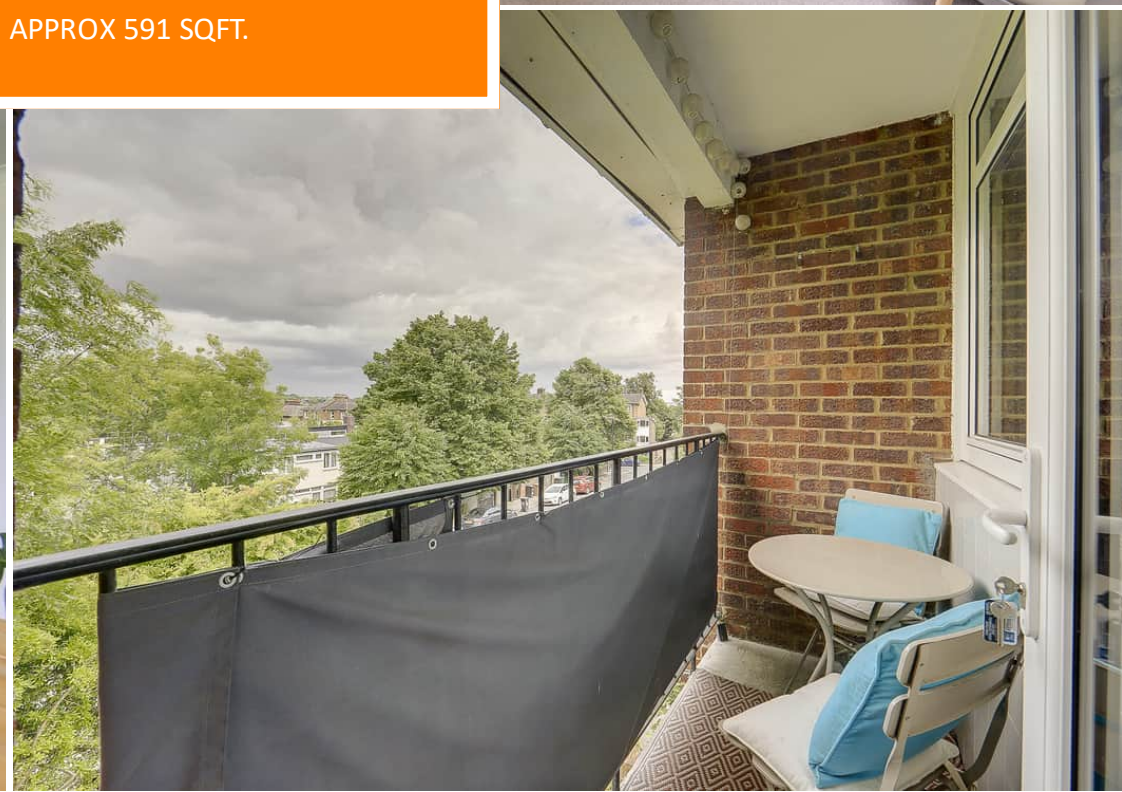
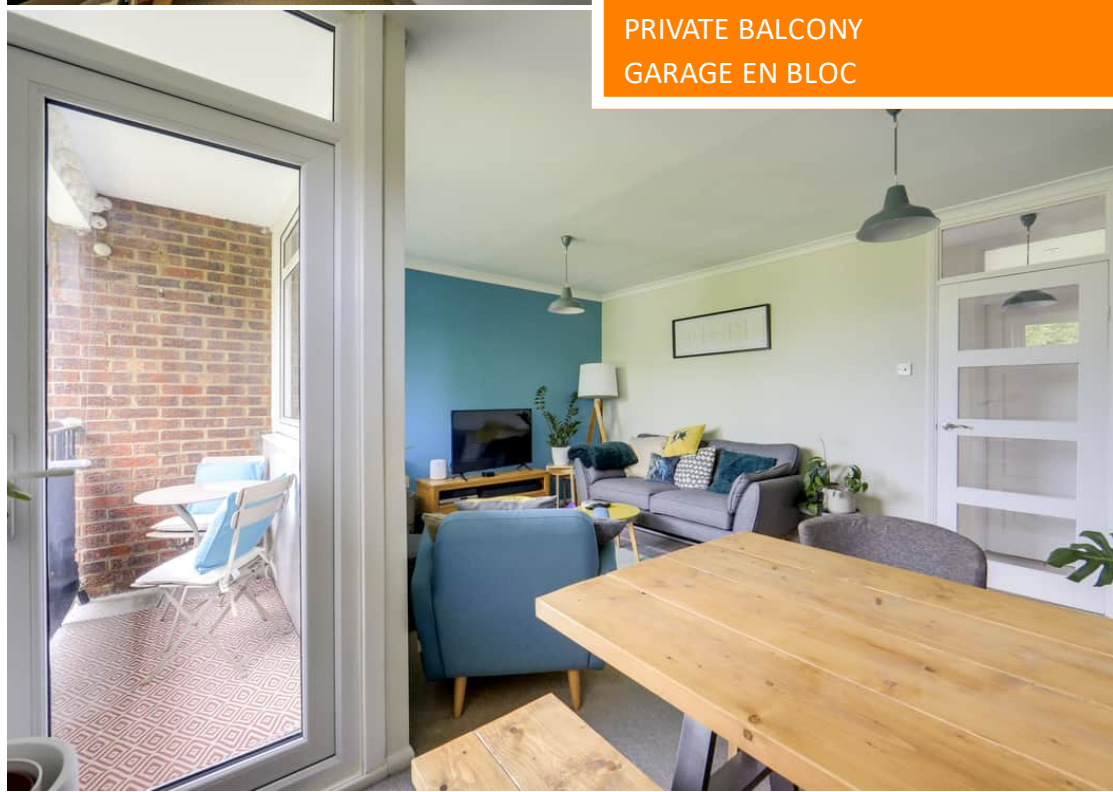
Call 020 8699 6778 or email us at [foresthill@stanfordestates.london](mailto:foresthill@stanfordestates.london)  
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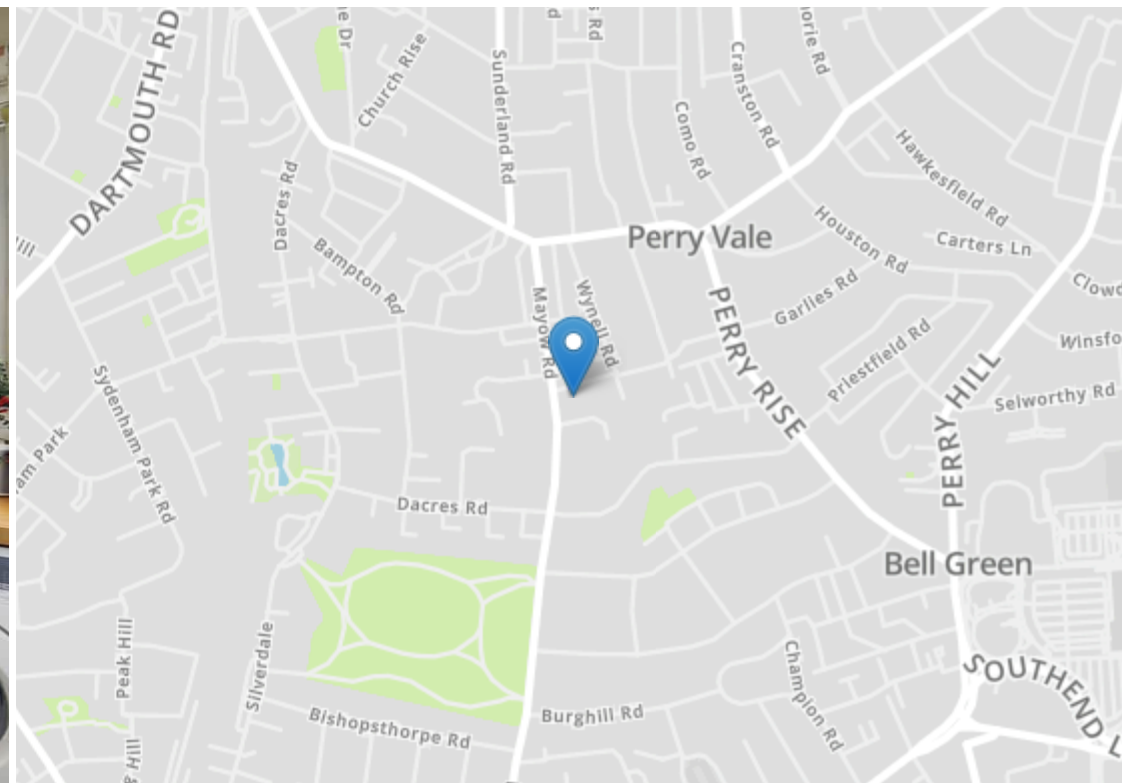
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MODERN KITCHEN AND  
BATHROOM  
PRIVATE BALCONY  
GARAGE EN BLOC

TWO DOUBLE BEDROOMS  
COMMUNAL GARDEN AND PARKING  
APPROX 591 SQFT.





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>	69	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small> 		

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