



**£385,000 Leasehold**  
3 bedroom flat

Perry Vale  
Forest Hill



## Read all about it...

This bright and spacious three-bedroom flat, offered with no onward chain, presents a fantastic opportunity for buyers seeking a move-in ready home in a prime location.

Positioned on the second floor of a well-maintained residential block on Perry Vale, this generously sized flat is ideally located just a short walk from Forest Hill Town Centre. Here, you'll find a wide variety of shops, supermarkets, and popular places to eat and drink. Forest Hill Station is also nearby, offering regular London Overground and National Rail services into Central London.

Flooded with natural light, the property is beautifully presented throughout. It features a spacious living room and a modern kitchen with sleek fitted units, providing direct access to a private balcony that overlooks the large communal garden - an ideal spot for relaxing or entertaining.

The flat comprises three well-proportioned bedrooms, offering versatility for families, professionals, or those working from home. The entrance hall includes a handy storage cupboard and leads to a stylish, contemporary shower room. Further benefits include communal off-street parking and a peaceful yet well-connected setting.



**COMMUNAL PARKING  
MODERN KITCHEN &  
BATHROOM  
CHAIN FREE**

**CLOSE TO FOREST HILL STATION  
BALCONY  
COMMUNAL GARDEN**

**Like what you see?**

Call **020 8699 6778** or email us at [foresthill@stanfordestates.london](mailto:foresthill@stanfordestates.london)  
to arrange a viewing or request further information





## SECOND FLOOR

### Entrance Hall

Stripped wooden floorboards, radiator, storage cupboard.

### Living Room

4.88m x 4.85m (16' 0" x 15' 11")

Double-glazed window, stripped wooden floorboards, radiator, wall lights.

### Kitchen

2.52m x 2.4m (8' 3" x 7' 10")

Double-glazed door leading to a small balcony, matching wall & base units with laminate worktops, tiled splash-back, four-ring gas hob with extractor hood, electric oven, single sink with mixer tap, plumbing for washing machine, space for under-counter fridge and freezer, tile effect flooring.

### Bedroom

3.78m x 3.2m (12' 5" x 10' 6")

Two double-glazed windows, stripped wooden floorboards, radiator.

### Bedroom

2.6m x 2.4m (8' 6" x 7' 10")

Double-glazed window, stripped wooden floorboards, radiator, storage cupboard.

### Bedroom

2.73m x 1.94m (8' 11" x 6' 4")

Double-glazed window, stripped wooden floorboards, radiator.

### Bathroom

1.5m x 2.4m (4' 11" x 7' 10")

Double-glazed window, tiled surround, tiled floor, panel-enclosed bath with shower, low-level WC, fixed wash basin with vanity unit, powered extractor fan, heated towel rail.

## OUTSIDE

### Balcony





### Second Floor

Total Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup> (excluding balcony)

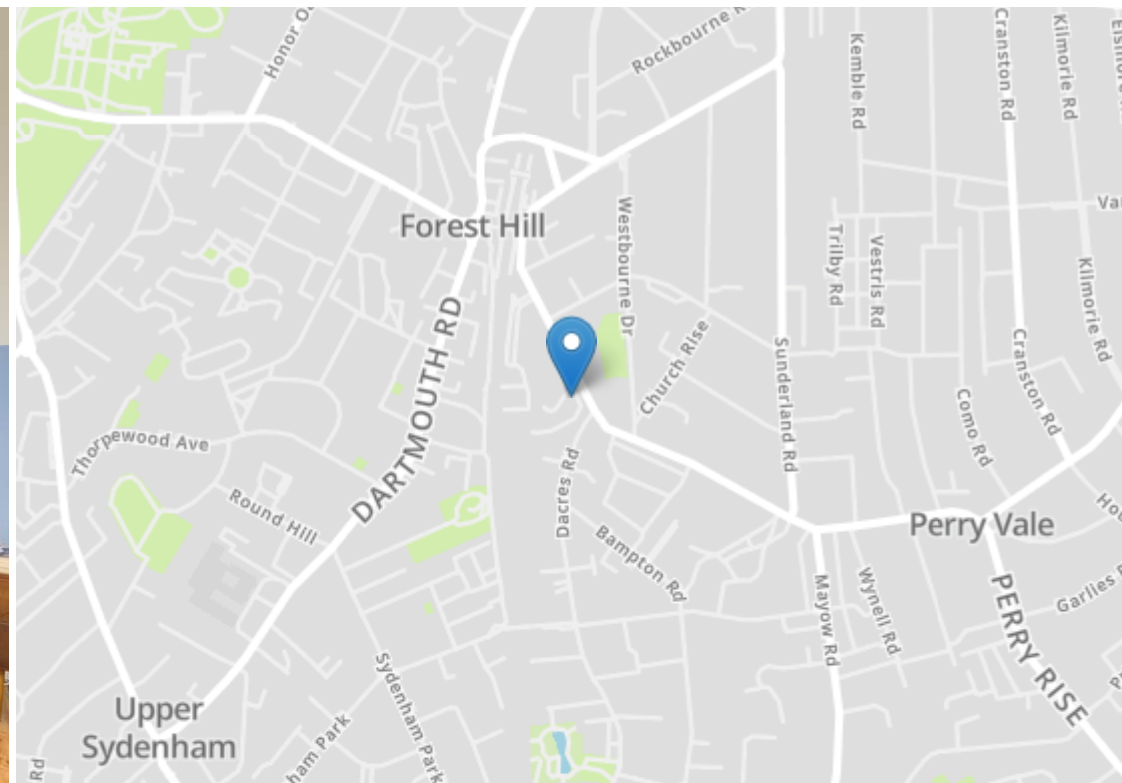
Drawn for Stanfords Sales & Lettings

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.









Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.