

# Stanfords

— sales & lettings —



**£495,000 Leasehold**  
2 bedroom maisonette

Devonshire Road  
Forest Hill

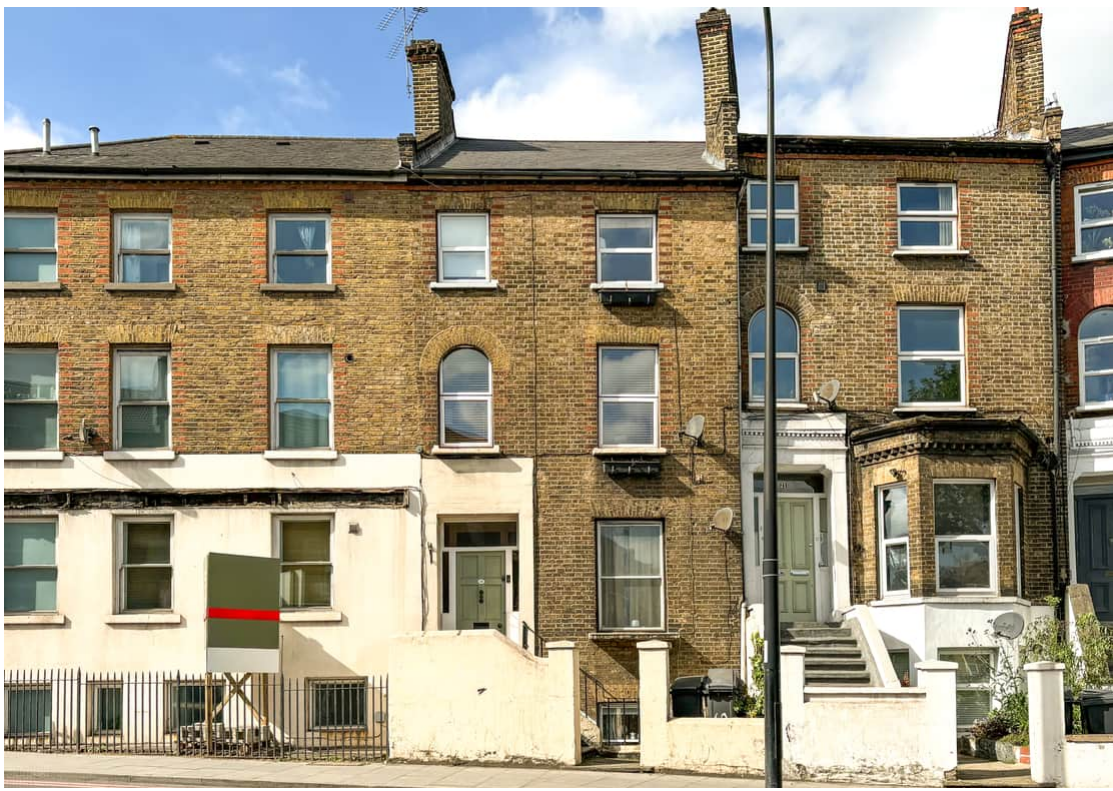
## Read all about it...

This light and spacious two-bedroom maisonette is a perfect option for anyone looking for a move-in-ready home in a vibrant community with great commuter links.

With its own private entrance, the property is beautifully presented throughout. The ground floor entrance hall is handy for storing coats and shoes, while upstairs on the first floor, you'll find a convenient WC, a cosy lounge, and a generously sized kitchen with integrated appliances and plenty of room for dining. The second-floor landing is bright and airy, with a large storage cupboard, leading to two spacious double bedrooms, both with built-in storage, plus a sleek shower room complete with a walk-in rainfall shower.

Located right in the heart of Forest Hill, it's just a short walk to Forest Hill Station for quick access to Central London via the Overground and National Rail. The area offers an eclectic mix of independent shops, supermarkets, and exciting places to eat. Plus, the renowned Horniman Museum is nearby, and its Sunday market is the perfect spot for discovering local and independent producers—an ideal home for those seeking both convenience and a vibrant lifestyle.

**Tenure:** Leasehold (146 years remaining) | **Service Charge:** None | **Ground Rent:** £100pa | **Council Tax:** Lewisham band C



**SPLIT-LEVEL MAISONETTE**  
**EAT-IN KITCHEN**  
**MODERN SHOWER ROOM**

**OWN FRONT DOOR**  
**TWO DOUBLE BEDROOMS**  
**GREAT TRANSPORT LINKS**

**Like what you see?**

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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, wood flooring.

## FIRST FLOOR

### Lounge

17' 4" x 11' 5" (5.28m x 3.48m)

Double-glazed windows, inset ceiling spotlights, alcove shelving, radiators, wood flooring.

### Kitchen

12' 11" x 10' 8" (3.94m x 3.25m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, 1.5 bow sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, oven, gas hob and extractor hood, combi boiler, radiator, wood flooring.

### WC

5' 8" x 2' 3" (1.73m x 0.69m)

Double-glazed window, washbasin, WC, tile flooring.

## FIRST FLOOR

### Bedroom

11' 2" x 10' 10" (3.40m x 3.30m)

Double-glazed window, inset ceiling spotlights, built-in wardrobe, radiator, fitted carpet.

### Bedroom

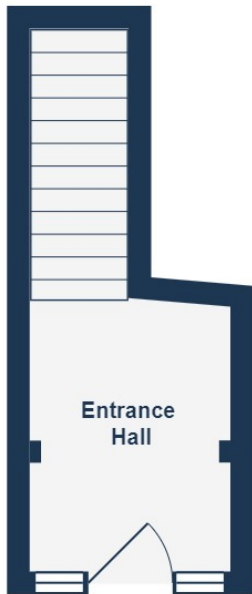
11' 4" x 10' 11" (3.45m x 3.33m)

Double-glazed window, inset ceiling spotlight, built-in cupboards, radiator, fitted carpet.

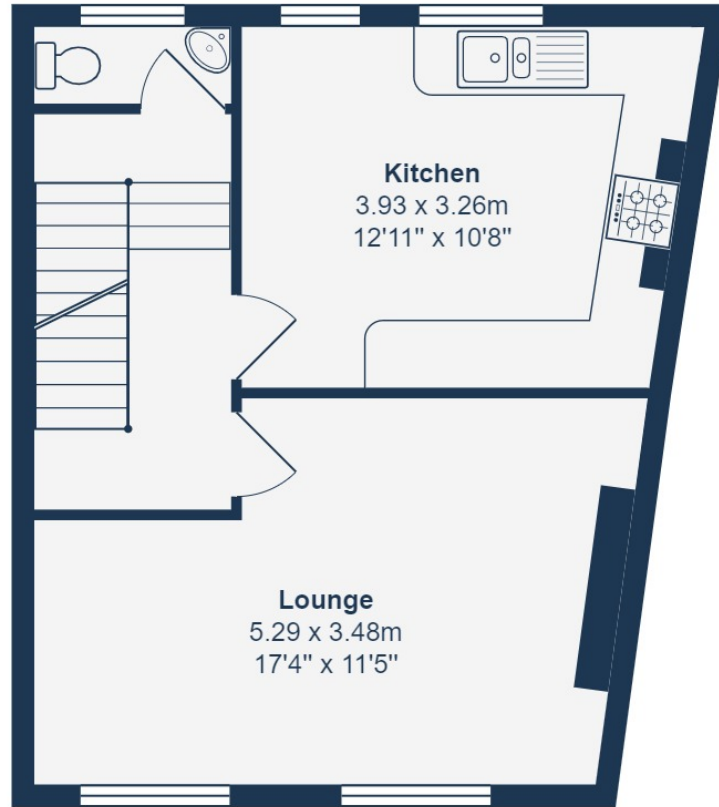
### Shower Room

8' 0" x 5' 8" (2.44m x 1.73m)

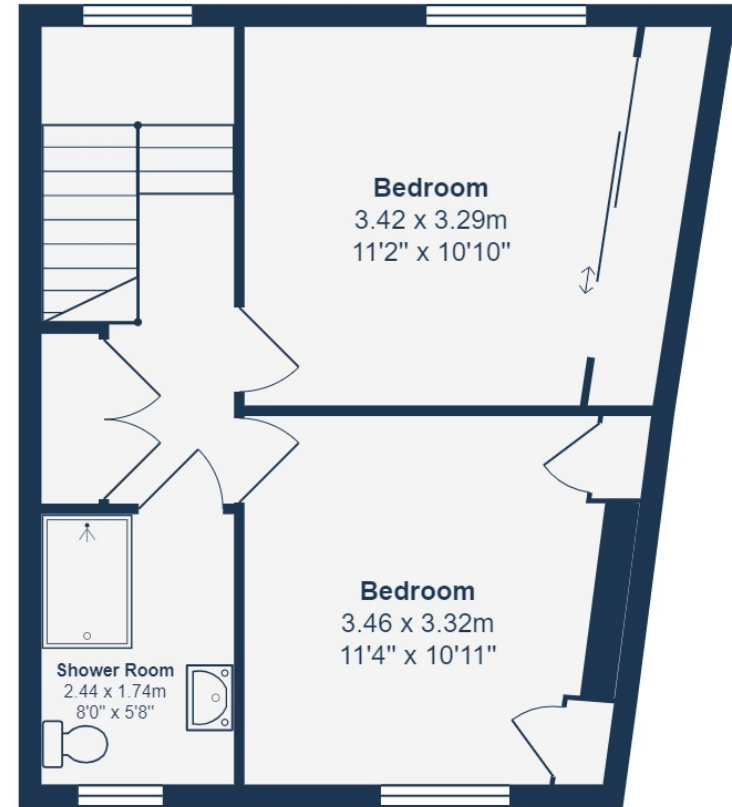
Double-glazed window, inset ceiling spotlight, walk-in shower with rainfall and handheld showers, washbasin, WC, heated towel rail, tile flooring.



**Ground Floor**



**First Floor**



**Second Floor**

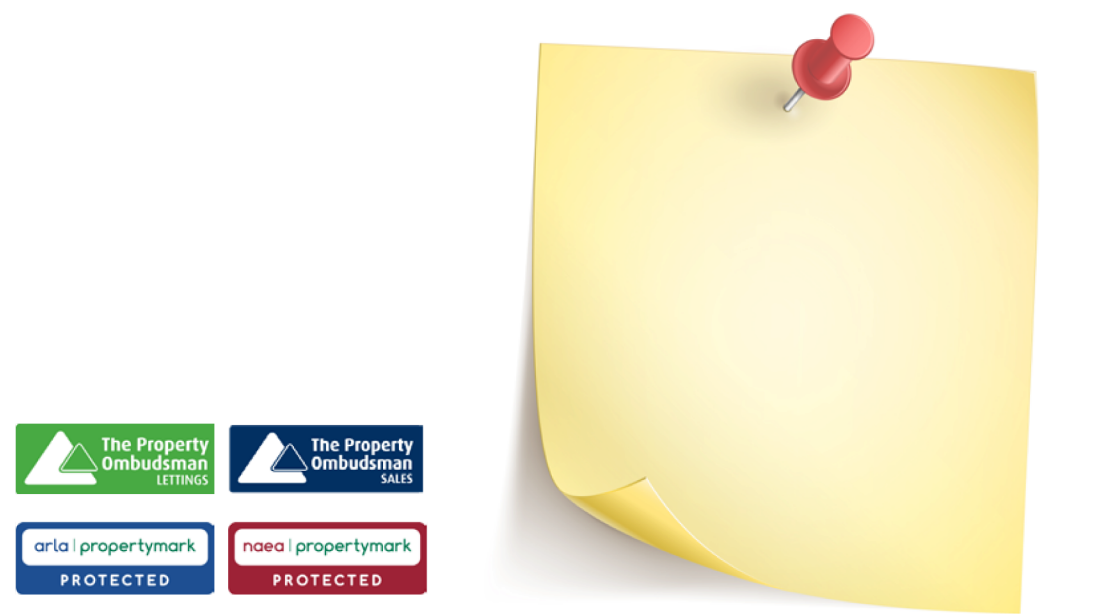
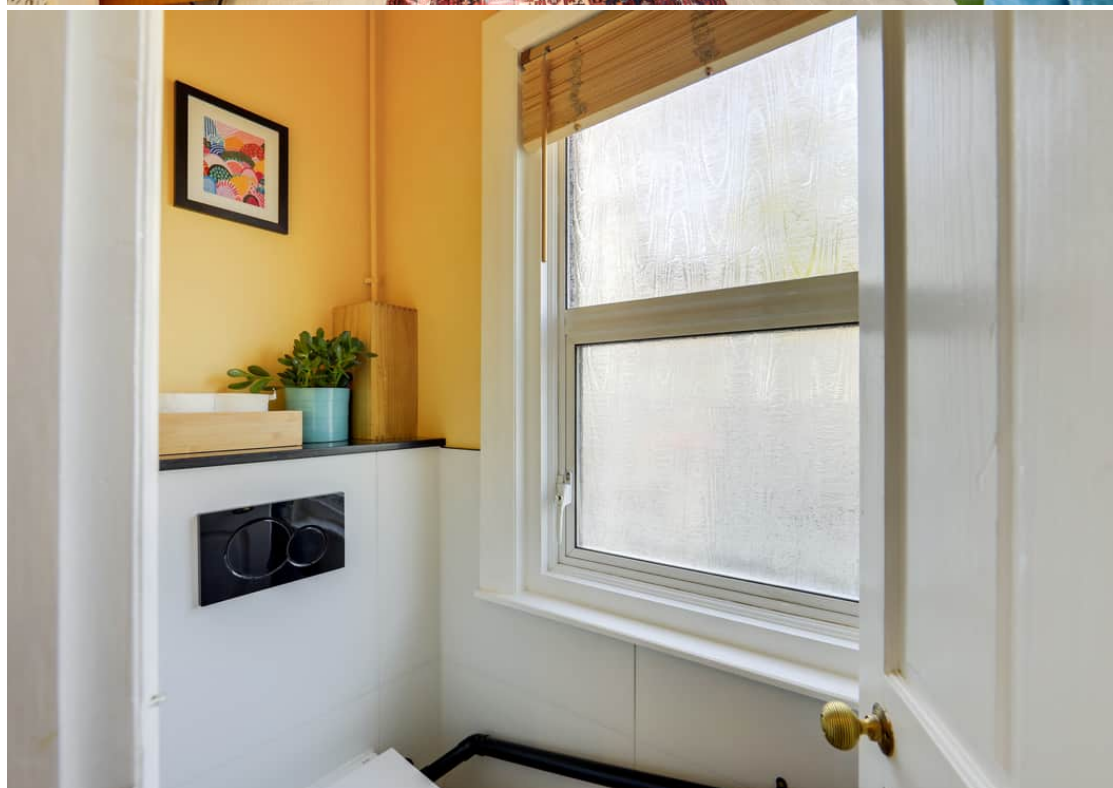
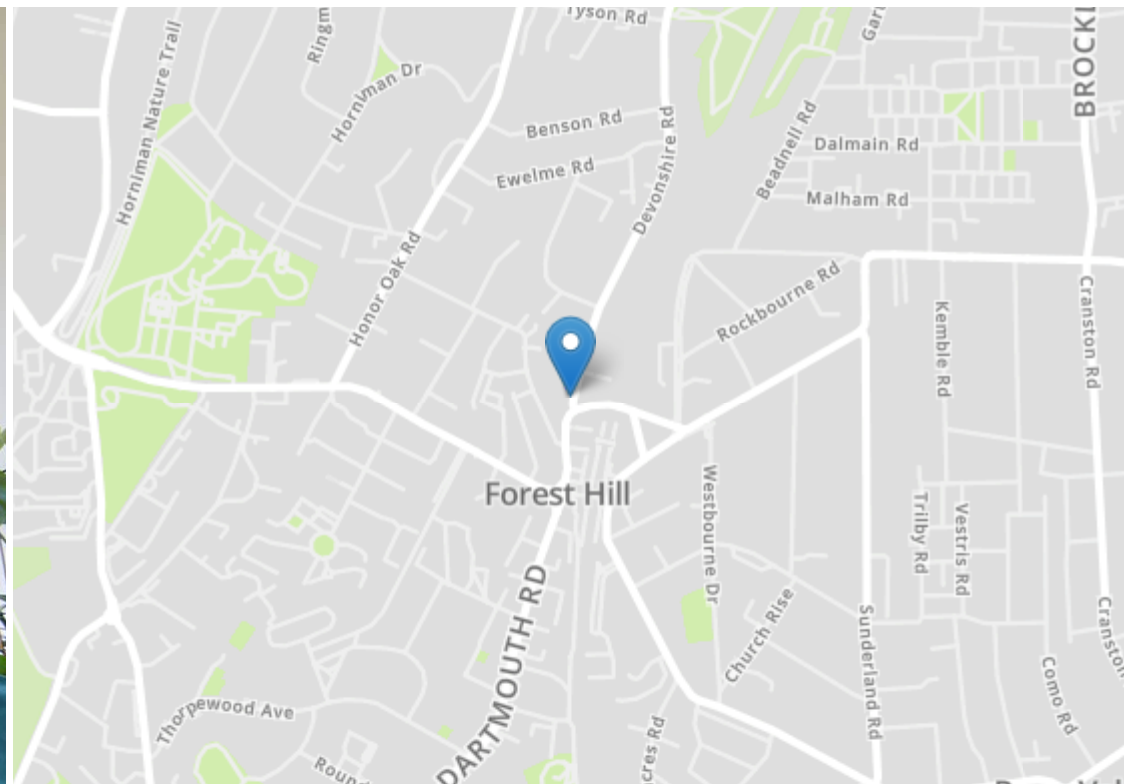
Total Area: 82.4 m<sup>2</sup> ... 887 ft<sup>2</sup>

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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