

Stanfords

— sales & lettings —



£275,000 Leasehold

1 bedroom flat

Church Vale

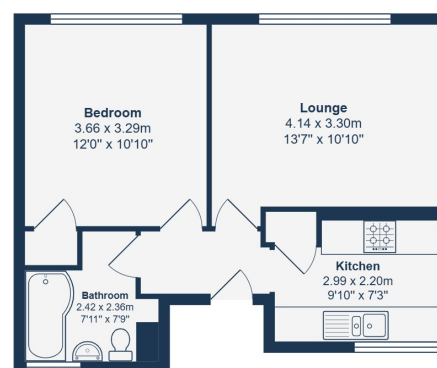
Forest Hill

Read all about it...

Offered to the market with no onward chain, this one-bedroom flat presents an excellent opportunity for first-time buyers or investors seeking a well-located property with superb transport links.

Situated on the ground floor of a quiet residential block in the heart of Forest Hill, the flat comprises a spacious lounge, a good-sized double bedroom, and a well-appointed kitchen and bathroom.

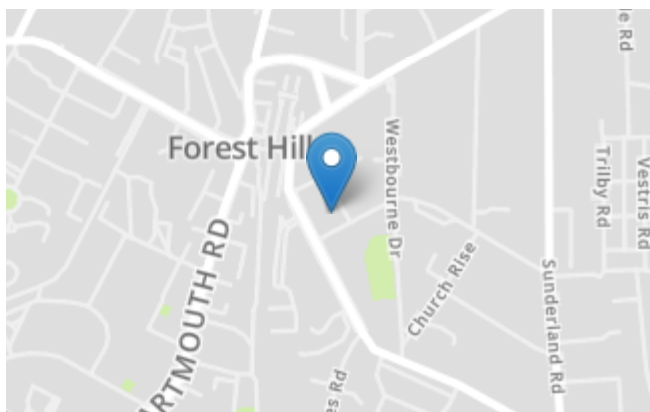
Forest Hill Station is just a stone's throw away, providing both National Rail and London Overground services into Central London. The local area also offers a fantastic range of supermarkets, independent shops, and a vibrant selection of cafés, bars, and restaurants.



Ground Floor

Total Area: 42.4 m² ... 456 ft²

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.





GROUND FLOOR

Lounge

4.14m x 3.30m (13' 7" x 10' 10")

Double-glazed window, ceiling light, radiator, fitted carpet.

Kitchen

2.99m x 2.20m (9' 10" x 7' 3")

Double-glazed window, ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine, storage cupboard, tile flooring.



Bedroom

3.66m x 3.29m (12' 0" x 10' 10")

Double-glazed window, pendant ceiling light, storage cupboard, radiator, fitted carpet.

Bathroom

2.42m x 2.36m (7' 11" x 7' 9")

Double-glazed window, ceiling light, bathtub with shower and screen, washbasin, WC, radiator, tile flooring.



Like what you see?

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

- NO ONWARD CHAIN
- 1 BED FLAT
- GROUND FLOOR
- COMMUNAL GARDEN
- CLOSE TO FOREST HILL STATION
- GREAT LOCATION



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