

Stanfords
— sales & lettings —



£600,000
4 bedroom flat

Waldenshaw Road
Forest Hill

Read all about it...

This split-level Victorian flat in the heart of Forest Hill, south London, is a hidden gem, three minutes' walk from the train station and moments from supermarkets, cafes and boutiques. It blends period charm and modern comforts and is offered to the market with no onward chain.

The open-plan reception and kitchen boasts engineered hardwood floors with underfloor heating and Victorian details including cast iron fireplace with granite surround, high ceilings, cornices and sash windows that flood the space with natural light from morning to evening. The bespoke kitchen with polished quartz counter has double oven, integrated appliances and plenty of storage. There are 4 reasonably sized bedrooms across 2 floors, plus 2 bathrooms.

Internal floor space is approx 1,200 sq ft. In addition, there is a 155 sq ft garden studio with sliding glass doors and mains electricity. The private garden is approx 50ft long and 20ft wide (30ft usable space beyond studio) with a southeast aspect.

Forest Hill is a vibrant, friendly neighbourhood with leafy streets, charming cafes, bars and independent shops and excellent schools. The Horniman Museum has beautiful gardens, alpacas, an aquarium, weekly market and bandstand concerts.

Commuters enjoy easy access to London Bridge, Canary Wharf, City Airport and Gatwick via Southern Rail and London Overground, with up to ten trains an hour towards London.

Council Tax: Lewisham Band D

**APPROX 1,214 SQFT
OPEN PLAN KITCHEN
GARDEN ROOM**

**0.2 MI TO FOREST HILL STATION
SPLIT LEVEL FLAT
CHAIN FREE!**



Like what you see?

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



GROUND FLOOR

Entrance Hall

Pendant light, fitted carpet.

FIRST FLOOR

Landing

Pendant light, fitted carpet.

Reception Room

5.76m x 3.73m (18' 11" x 12' 3")

Pendant lights, sash window & bay window, cast iron fireplace with granite surround, two radiators, engineered hardwood merbau floating floor.

Kitchen

4.25m x 4.00m (13' 11" x 13' 1")

Pendant light, sash window, electric underfloor heating, engineered hardwood merbau floating floor, lacquered and wood effect kitchen units, quartz countertops, 1.5 stainless steel sink, five-ring gas hob with overhead fan extractor, self-cleaning multifunction electric oven and smaller microwave combi oven, integrated fridge/freezer, washing machine & dishwasher.

Bedroom

3.20m x 2.32m (10' 6" x 7' 7")

Pendant light, sash window, radiator, wood effect flooring.

Shower Room

2.52m x 1.69m (8' 3" x 5' 7")

Spotlights, frosted windows, tiled walls, freestanding shower with glass divider & rainfall shower head, vanity sink unit, heated towel rail, WC, tiled flooring.

SECOND FLOOR

Landing

Pendant light, windows, airing cupboard, fitted carpet.

Bedroom

3.73m x 2.96m (12' 3" x 9' 9")

Spotlights, sash window, radiator, wood effect flooring.

Bedroom

3.73m x 2.46m (12' 3" x 8' 1")

Pendant light, sash window, radiator, wood effect flooring.

Bedroom

4.25m x 1.73m (13' 11" x 5' 8")

Pendant light, sash window, radiator, wood effect flooring.

Bathroom

3.18m x 1.64m (10' 5" x 5' 5")

Spotlights, tiled walls, vanity sink unit, bathtub, shower, heated towel rail, WC, tiled flooring.

OUTSIDE

Garden

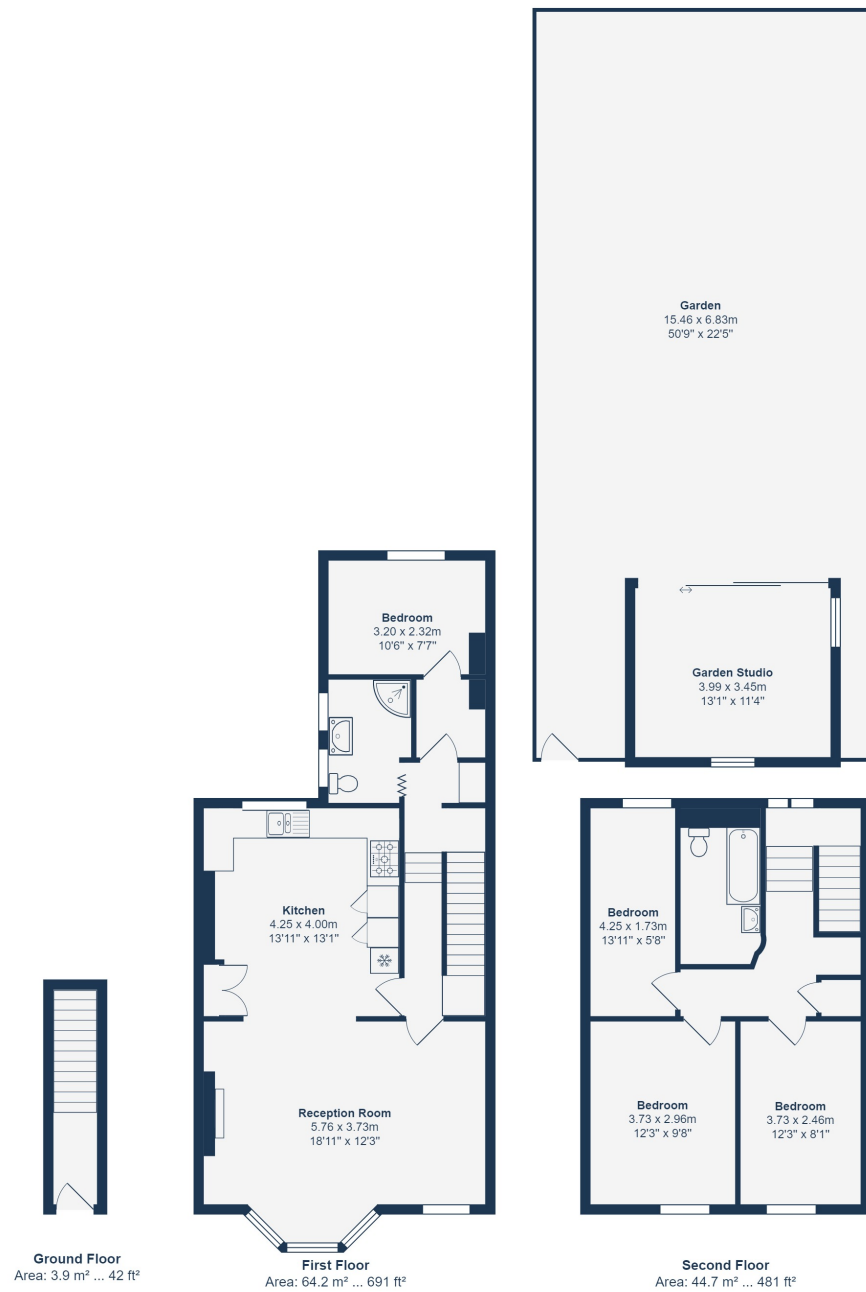
9.31m x 6.83m (30' 7" x 22' 5")

Private section of rear garden with 30ft usable space, flowerbeds, trees, garden studio.

Garden Studio

3.99m x 3.45m (13' 1" x 11' 4")

Spotlights, double-glazed windows, sliding doors to the garden, laminate flooring.

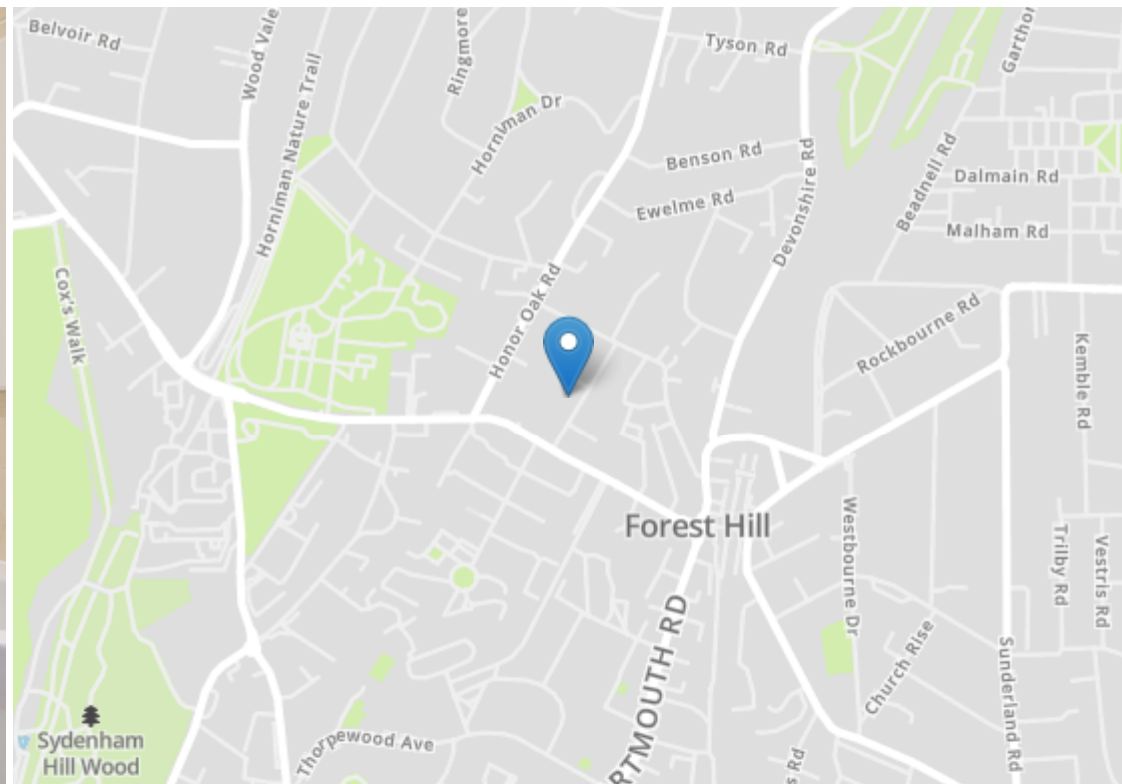


Total Area: 112.8 m² ... 1214 ft² (excluding garden studio)

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(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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