



**£435,000 Share of Freehold**  
2 bedroom maisonette

One Tree Close  
Forest Hill

## Read all about it...

Well positioned for stunning views across London, this split-level maisonette is set back from the road within a quiet cul-de-sac just off Honor Oak Rise and within the local nature reserve, One Tre Hill.

Beautifully presented throughout and benefitting from a lovingly maintained front garden and private ground floor entrance, this property features a bright and spacious lounge, with plenty of space for dining, and a separate kitchen on the first floor. Upstairs, there are two good-sized bedrooms, the master benefitting from built-in cupboards, a modern bathroom and access to the loft for storage.

Outside this property also benefits from off-street parking and a garage.

Ideally located for Honor Oak Park Station, providing frequent London Overground and National Rail service into Central London, along with a wide variety of local shops and exciting places to eat and drink. There are also plenty of green open spaces to enjoy within walking distance, including One Tree Hill right on your doorstep, a fantastic spot to enjoy views of the city.

**Tenure:** Share of Freehold (980years remaining on lease) | **Service Charge:** £155pm (including building insurance, repairs & maintenance) | **Ground Rent:** N/A

**SPLIT LEVEL MAISONETTE**  
**STUNNING VIEWS**  
**0.5 MI TO HONOR OAK PARK**  
**STATION**

**MODERN KITCHEN &**  
**BATHROOM**  
**GARAGE AND OFF STREET**  
**PARKING**  
**APPROX 792SQFT.**



Like what you see?

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## FIRST FLOOR

### **Lounge/Diner**

14' 3" x 13' 2" (4.34m x 4.01m)

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

### **Kitchen**

8' 8" x 7' 7" (2.64m x 2.31m)

Double-glazed windows, ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, freestanding oven with grill and gas hob, extractor hood, integrated dishwasher, plumbing for washing machine, combi boiler, tiled flooring.

## SECOND FLOOR

### **Bedroom**

11' 8" x 10' 10" (3.56m x 3.30m)

Double-glazed windows, pendant ceiling light, built-in wardrobe, storage cupboard, radiator, wood flooring.

### **Bedroom**

10' 2" x 7' 11" (3.10m x 2.41m)

Double-glazed windows, pendant ceiling light, radiator, wood flooring.

### **Bathroom**

6' 11" x 6' 0" (2.11m x 1.83m)

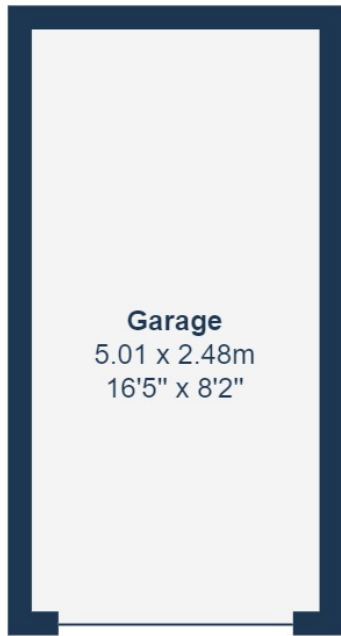
Double-glazed windows, ceiling light, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, tiled flooring.

## OUTSIDE

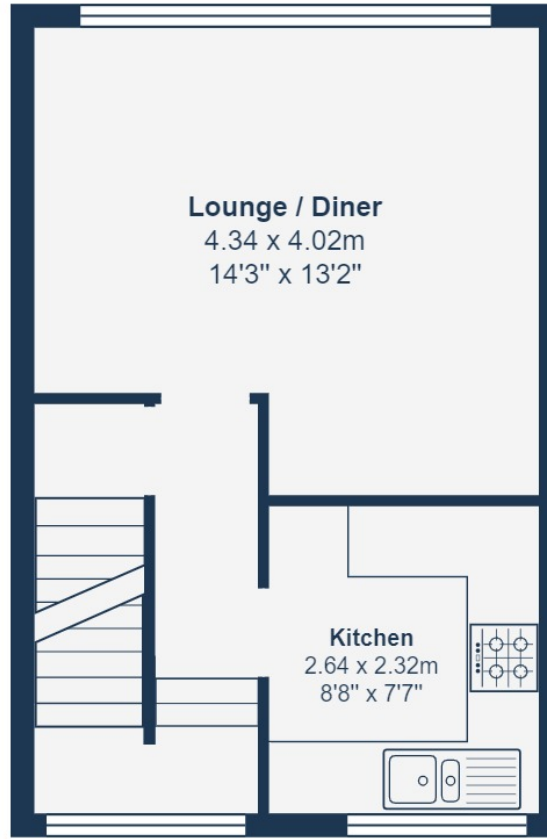
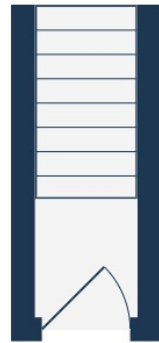
### **Garage**

16' 5" x 8' 2" (5.00m x 2.49m)





**Ground Floor**



**First Floor**



**Second Floor**

Total Area: 61.1 m<sup>2</sup> ... 658 ft<sup>2</sup> (excluding garage)

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.

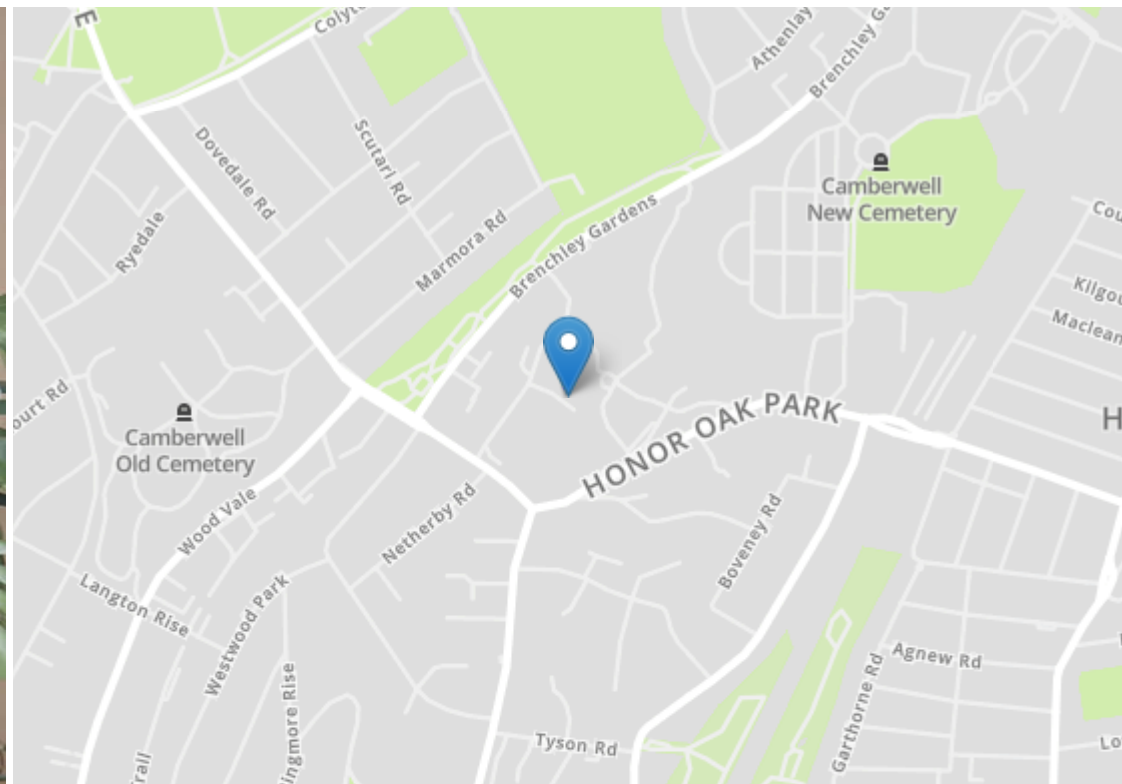












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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