

Stanfords

— sales & lettings —



£330,000 Leasehold
3 bedroom ground floor flat

Wood Vale
Forest Hill

Read all about it...

Offered to the market with no onward chain, this bright and spacious ground-floor flat—with its own private garden and off-street parking—presents an exciting opportunity for buyers looking to put their own stamp on a property.

With the advantage of a private entrance, the home opens into a welcoming hallway, leading to three well-proportioned bedrooms, a family bathroom, and a separate WC. The spacious reception room enjoys direct access to the private garden, creating the perfect setting for outdoor relaxation and entertaining, while the well-sized kitchen offers ample scope for customisation.

Perfectly positioned near Forest Hill Town Centre, the area boasts a fantastic selection of shops, supermarkets, independent cafés, and restaurants. Both Forest Hill and Honor Oak Park Stations are within easy reach, providing frequent London Overground and National Rail services into Central London, making it ideal for commuters. Nearby, the Horniman Museum and Gardens, with its popular Sunday market showcasing local and independent producers, adds to the charm of this sought-after location.

Tenure: Leasehold (85 years remaining) | **Monthly Service Charge:** £151.71 | **Ground Rent:** £10pa | **Council Tax:** Lewisham band B



IDEAL REFURBISHMENT PROJECT!
PRIVATE GARDEN
OFF - STREET PARKING

NO ONWARD CHAIN
GROUND FLOOR FLAT
GREAT TRANSPORT LINKS

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to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Pendant ceiling light, storage cupboard, radiator, fitted carpet.

Reception Room

4.16m x 4.09m (13' 8" x 13' 5")

Double-glazed windows and door to garden, pendant ceiling light, radiator, tile flooring.

Kitchen

3.35m x 2.71m (11' 0" x 8' 11")

Double-glazed window, pendant ceiling light, fitted kitchen units, sink with draining board, plumbing for washing machine, gas cooker, cupboard housing boiler, tile flooring.

Bedroom

3.94m x 3.12m (12' 11" x 10' 3")

Double-glazed window, pendant ceiling light, radiator, tile flooring.

Bedroom

3.49m x 2.84m (11' 5" x 9' 4")

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

Bedroom

3.00m x 2.13m (9' 10" x 7' 0")

Double-glazed window, pendant ceiling light, fitted shelving and desk, radiator, fitted carpet.

Bathroom

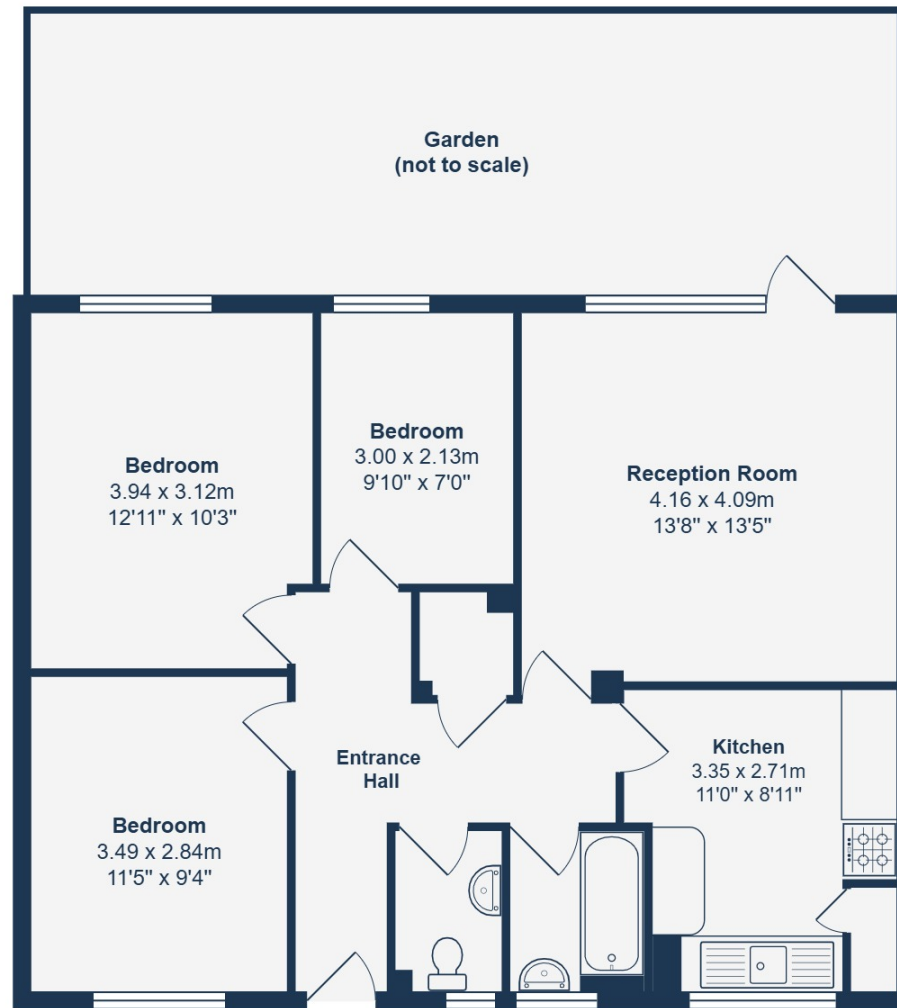
Double-glazed window, ceiling light, bathtub with shower, washbasin, radiator, tile flooring.

WC

Double-glazed window, ceiling light, washbasin, WC, radiator, tile flooring.

OUTSIDE

Garden



Ground Floor

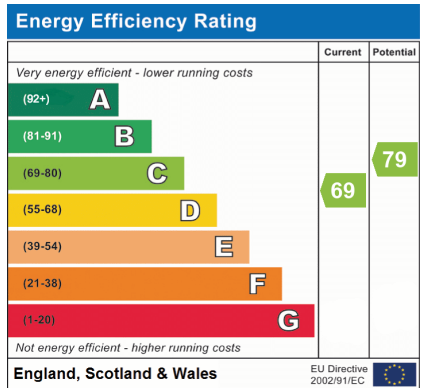
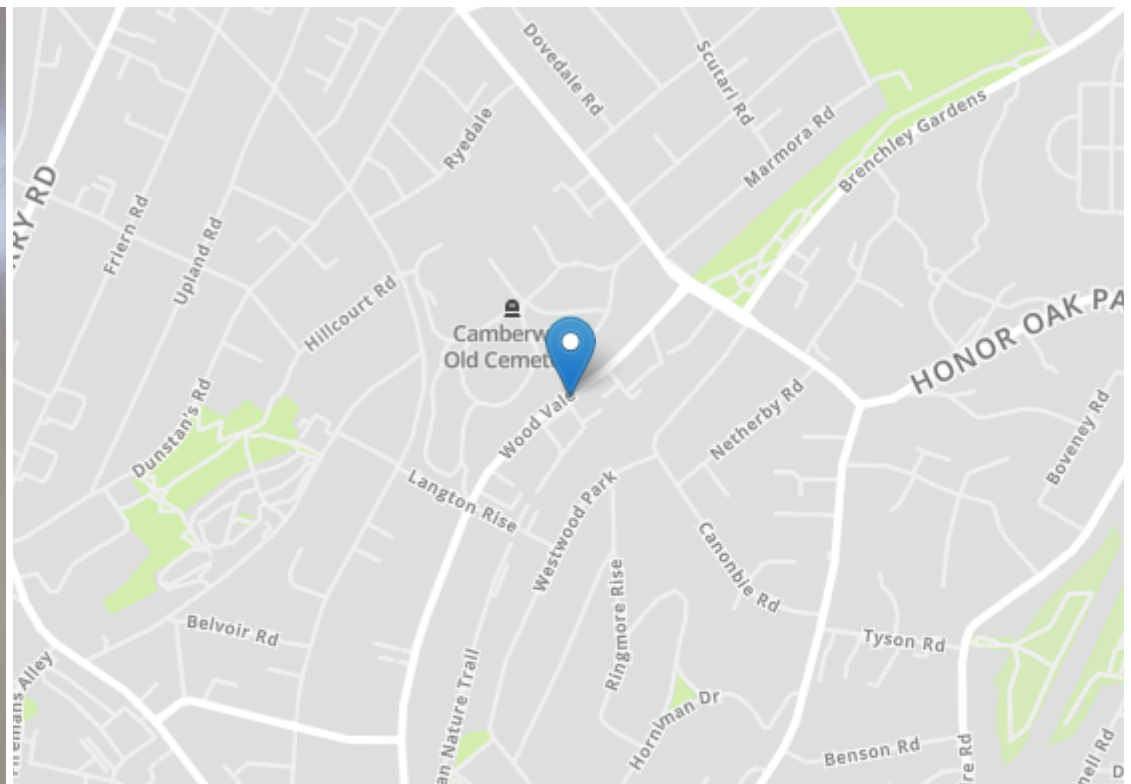
Total Area: 72.4 m² ... 779 ft² (excluding garden)

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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