

Stanfords
— sales & lettings —



£2,500 pcm
2 bedroom terraced house

Elsinore Road
Forest Hill

Read all about it...

This light and modern two-bedroom terraced house, offered unfurnished, is located on a quiet residential street in the heart of Forest Hill. Just a short walk from Forest Hill Station, it offers direct access to Central London via the Overground and National Rail. The vibrant local area is known for its mix of independent shops, supermarkets, diverse dining options, and the nearby Horniman Museum and Gardens, with its popular Sunday market featuring local and independent producers.

Step inside to a generously sized double reception room, thoughtfully designed with a central staircase that subtly divides the space, ideal for both relaxing and dining. To the rear, a stylish, modern kitchen featuring integrated appliances completes the ground floor. Upstairs, you'll find two well-proportioned double bedrooms and a modern bathroom with a luxurious four-piece suite. Outside, the private East-facing garden is perfect for relaxing or entertaining.

Furnished | Available 1st of August

GROUND FLOOR

Lounge

3.49m x 4.00m (11' 5" x 13' 1")
Double glazed windows to front with shutters, wooden floor, radiator, fireplace, opening to the Dining Room.

Dining Room

4.04m x 4.05m (13' 3" x 13' 3")
Double glazed window to the rear, laminate wood floor, spotlights, radiator, stairs leading to the First Floor.

Kitchen

2.44m x 2.93m (8' 0" x 9' 7")
Double glazed window to side, door leading to the rear garden, chevron pattern floor, matching wall & base level units with worktops, single drainer sink with mixer tap, electric hob, electric oven, powered extractor fan, washing machine, dishwasher, cupboard housing the boiler.

FIRST FLOOR

Bedroom

4.05m x 4.00m (13' 3" x 13' 1")
Double glazed bay window to front, radiator, stripped wooden floor, built-in wardrobe.

Bedroom

3.08m x 3.04m (10' 1" x 10' 0")
Double glazed window to rear, stripped wooden floor, radiator, storage cupboard.

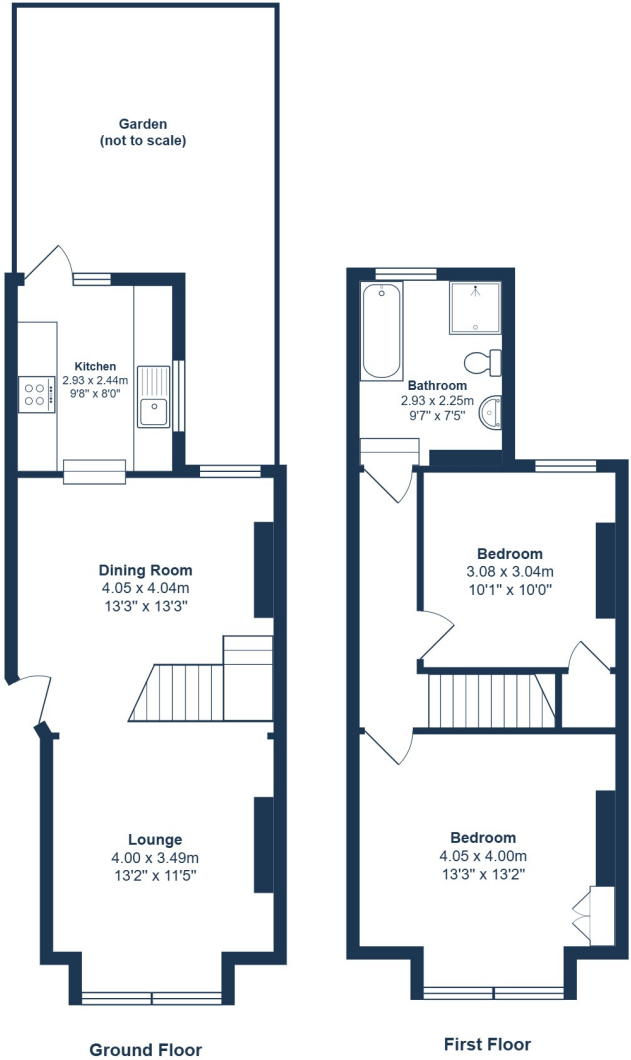
Bathroom

2.25m x 2.93m (7' 5" x 9' 7")
Double glazed sash window to the rear, tiled floor, tiled surround, shower enclosure, low-level WC, fixed wash basin, panel enclosed bath, powered extractor fan.

OUTSIDE

Garden

Patio area leading to lawn. Shed to rear for storage.



Total Area: 75.8 m² ... 816 ft² (excluding garden)
All measurements are approximate and for display purposes only

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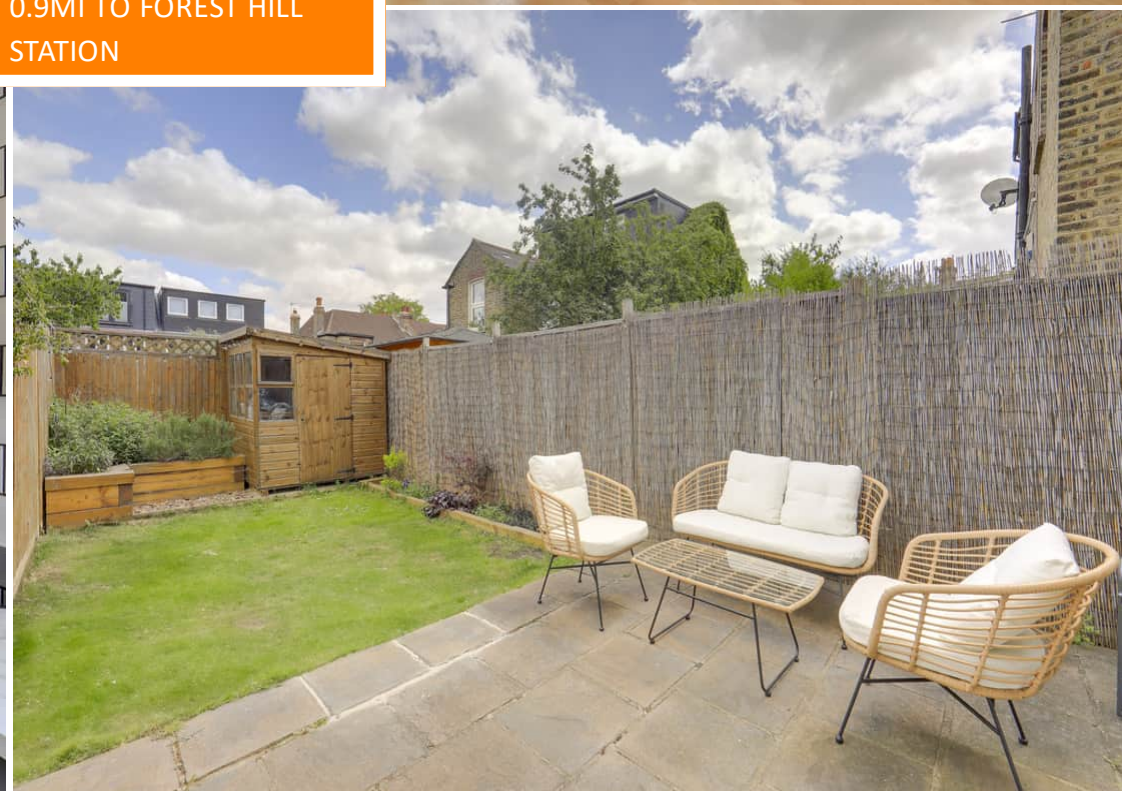
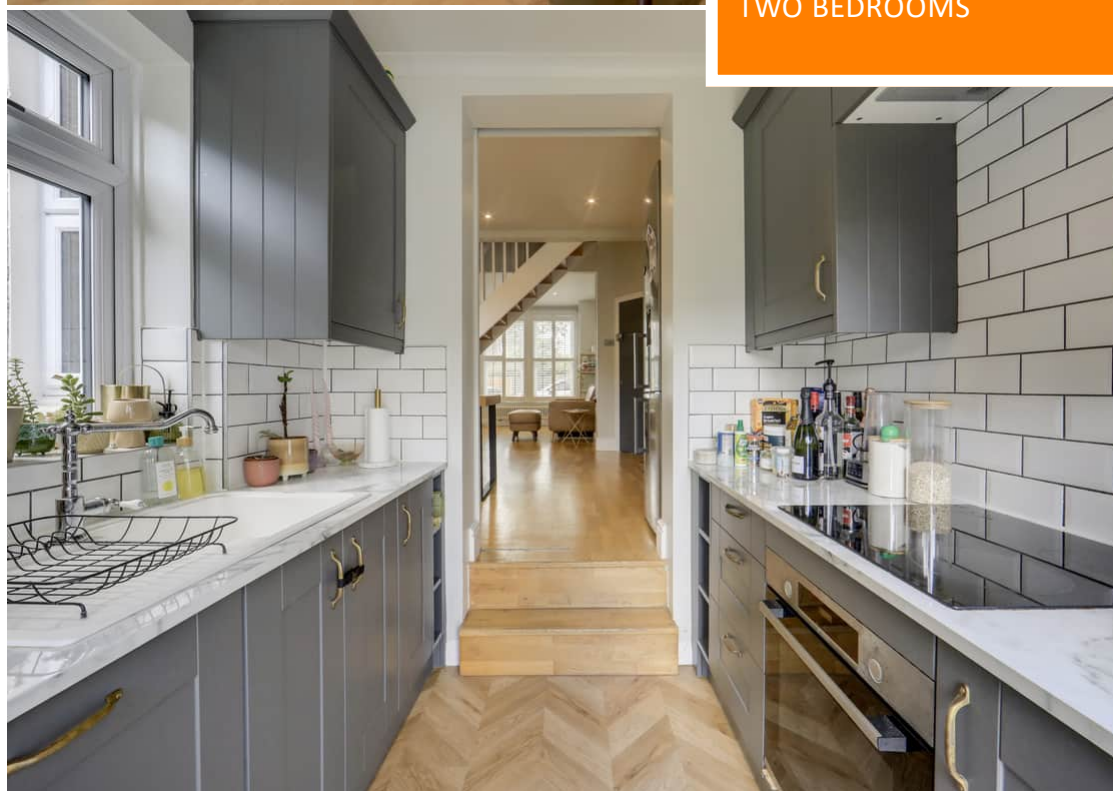
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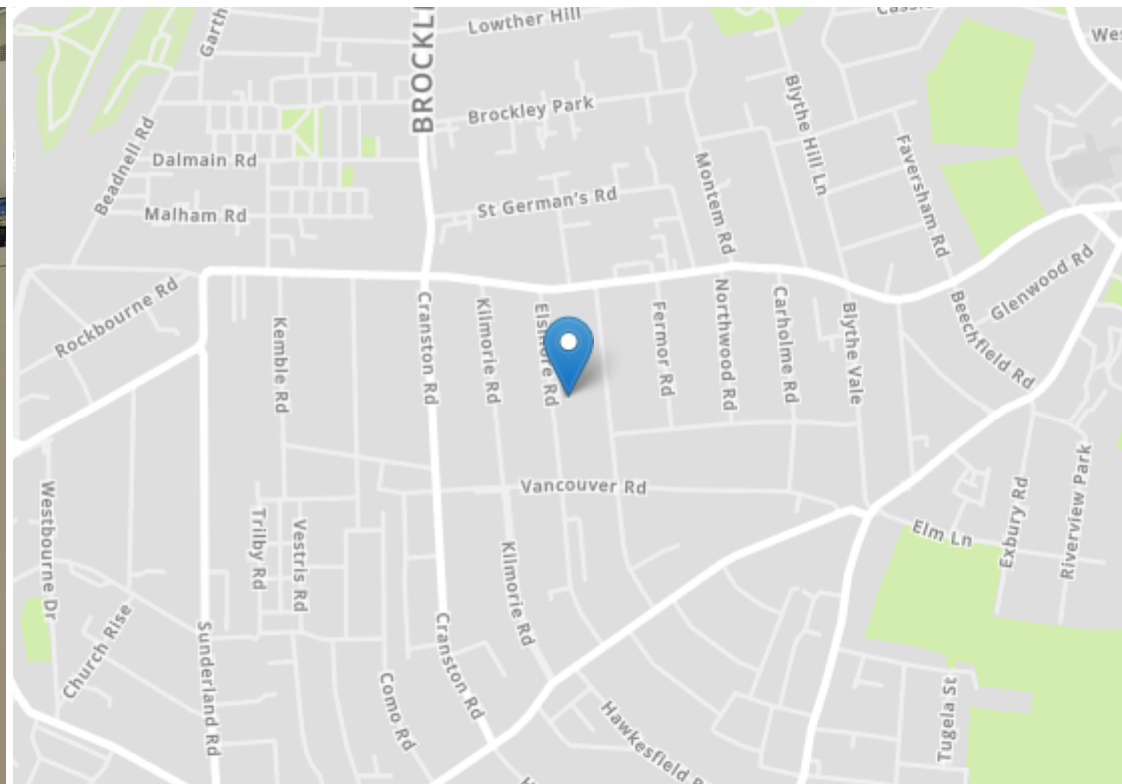
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AVAILABLE - 01/08/2025
TWO BEDROOMS

FURNISHED
0.9MI TO FOREST HILL
STATION





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	51
(55-68)	D	
(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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