

Stanfords

— sales & lettings —



£375,000 Share of Freehold

1 bedroom flat

Dartmouth Road

Forest Hill

Read all about it...

This lovely one-bedroom first-floor conversion flat is located on Dartmouth Road in the heart of Forest Hill, opposite Forest Hill Pools and Library. Just 0.2 miles from Forest Hill station, with local shops, cafes, and amenities at your doorstep, this home offers both convenience and a desirable setting.

Inside the flat boasts a bright lounge, a bespoke modern kitchen, a contemporary bathroom, and a spacious bedroom. A cupboard in the hallway provides extra utility and storage space.

With a share of freehold and over 900 years left on the lease, the property is being sold chain-free, making it an excellent choice for first-time buyers seeking a hassle-free move.

Tenure: Share of Freehold (900+ years remaining) | **Annual Service Charge:** £560 | **Ground Rent:** £0 | **Council Tax:** Lewisham band B

FIRST FLOOR

Hall

Tiled floor, utility cupboard.

Lounge

4.23m x 3.83m (13' 11" x 12' 7")

Double glazed window to rear, ceiling pendant light, Integrated shelves, carpet.

Kitchen

2.79m x 2.73m (9' 2" x 8' 11")

Double glazed windows, bespoke kitchen cabinetry, worktop, stainless steel under-mount sink with mixer tap, four ring gas hob with extractor hood, electric oven, integrated fridge freezer, integrated dishwasher.

Bedroom

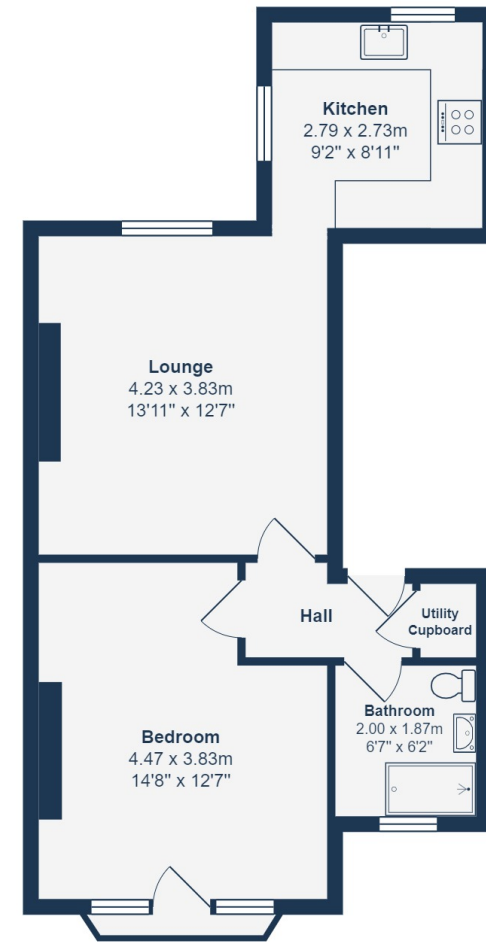
4.47m x 3.83m (14' 8" x 12' 7")

Ceiling pendant light, floor to ceiling windows, carpet.

Bathroom

1.87m x 2.00m (6' 2" x 6' 7")

Ceiling-mounted light, double glazed window, shower cubicle with glass screen, tiled surround, tiled floor, low-level WC, fixed wash basin, vanity unit with under lighting, heated towel rail, extractor fan.



First Floor

Total Area: 47.5 m² ... 512 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.

Like what you see?

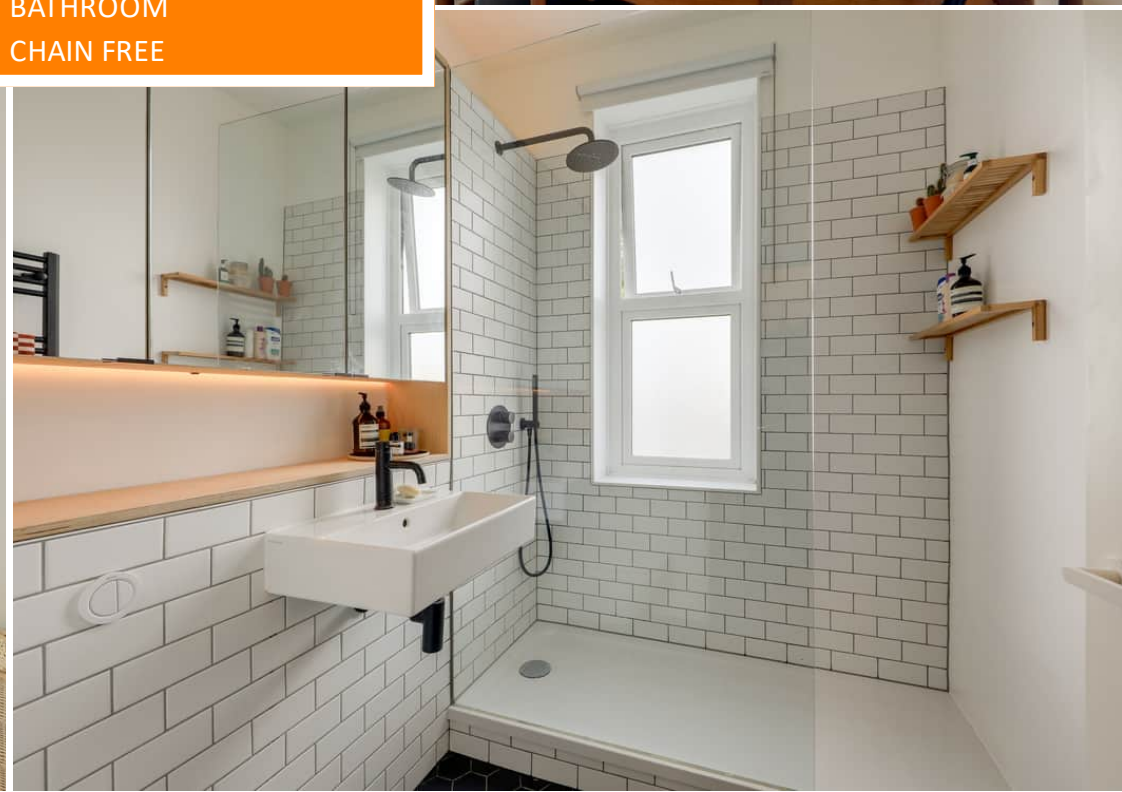
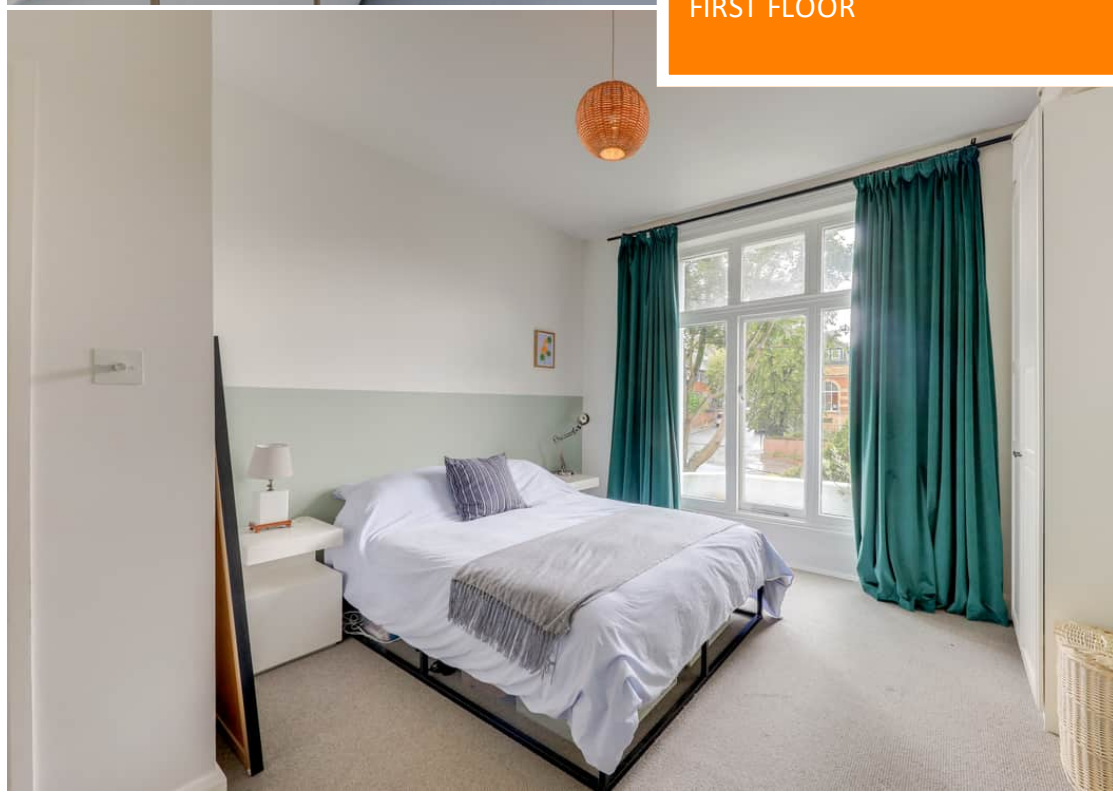
Call 020 8699 6778 or email us at foresthill@stanfordstates.london to arrange a viewing or request further information

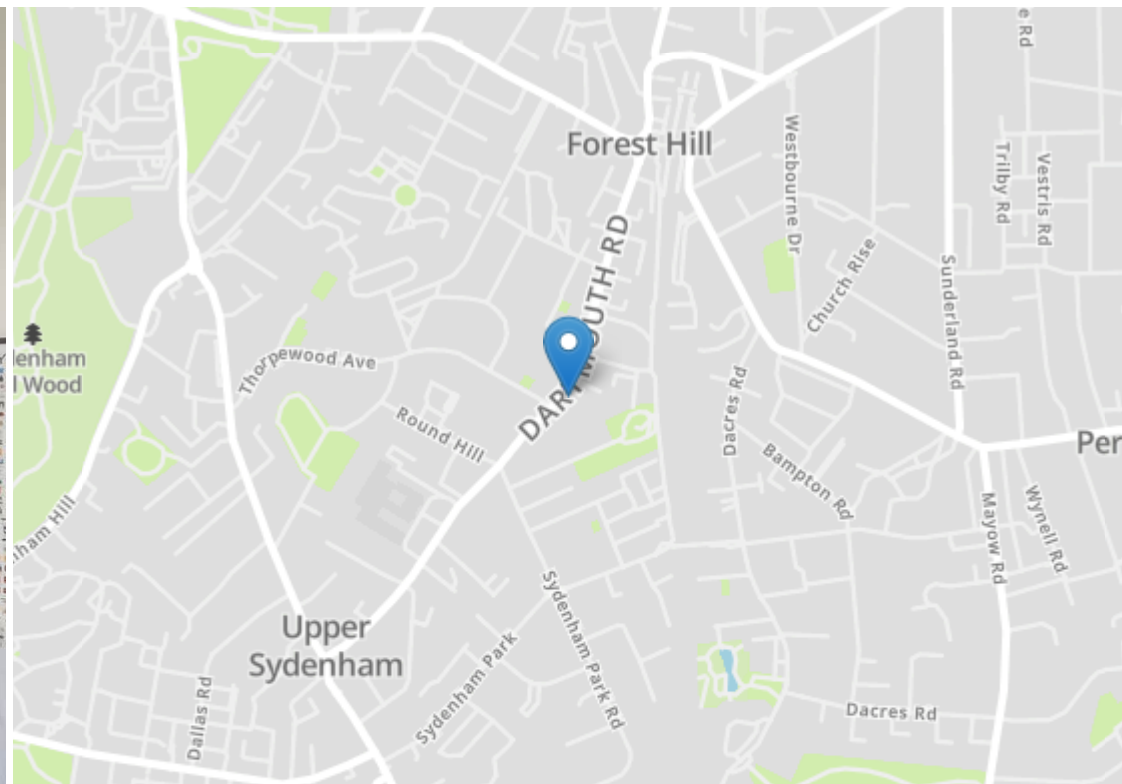
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SHARE OF FREEHOLD
FIRST FLOOR

CONTEMPORARY KITCHEN &
BATHROOM
CHAIN FREE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(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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