



**£425,000 Leasehold**  
2 bedroom maisonette

Devonshire Road  
Forest Hill



# Read all about it...

This lovely 2 bedroom ground floor maisonette is part of a converted semi-detached Edwardian building and spans approximately 765 square feet of internal space. Located in the centre of Forest Hill and only 0.1 miles from the station, this superb location gives occupants easy access to a variety of independent shops and businesses, green spaces, transport connections, pubs, and restaurants.

Internally, the property is mainly decorated in neutral tones and consists of a spacious lounge/diner, a well-proportioned double bedroom, a second double bedroom, a fitted kitchen, and a three-white-piece suite bathroom.

Externally, the flat benefits from a shared garden and 2 off-street parking spaces shared among the flats on a first come first served basis.

**Tenure:** Leasehold (87 years remaining and will be extended as part of the sale) | **Service Charge:** £130pm | **Ground Rent:** £250pa

## GROUND FLOOR

### Entrance Hall

2.16m x 2.15m (7' 1" x 7' 1")

Pendant ceiling light, parquet flooring.

### Lounge/Diner

5.98m x 4.03m (19' 7" x 13' 3")

Pendant ceiling lights, coving to ceiling, alcove shelving, sash window with wooden blinds, radiators, parquet flooring.

### Kitchen

3.66m x 1.91m (12' 0" x 6' 3")

Ceiling spotlights, double-glazed window, laminate top surfaces, stainless steel sink with drainer, electric oven, gas hob with overhead fan extractor, radiator, tiles flooring.

### Bedroom

5.00m x 3.01m (16' 5" x 9' 11")

Spotlights, double-glazed windows, radiator, fitted carpet.

### Bedroom

3.18m x 2.93m (10' 5" x 9' 7")

Pendant ceiling light, double-glazed windows, radiator, fitted carpet.

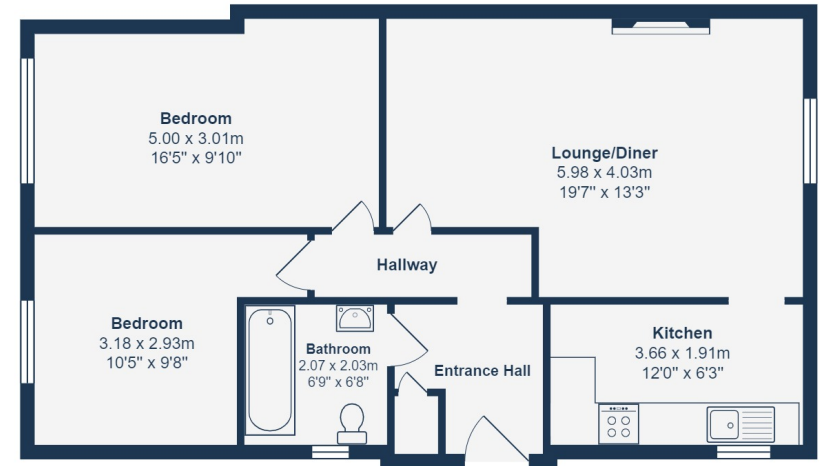
### Bathroom

2.07m x 2.03m (6' 9" x 6' 8")

Spotlights, double-glazed frosted window, bathtub with glass screen, vanity sink unit, heated towel rail, WC, tiled walls & flooring.

## OUTSIDE

**Shared Garden**



**Ground Floor**

Total Area: 71.0 m<sup>2</sup> ... 765 ft<sup>2</sup>

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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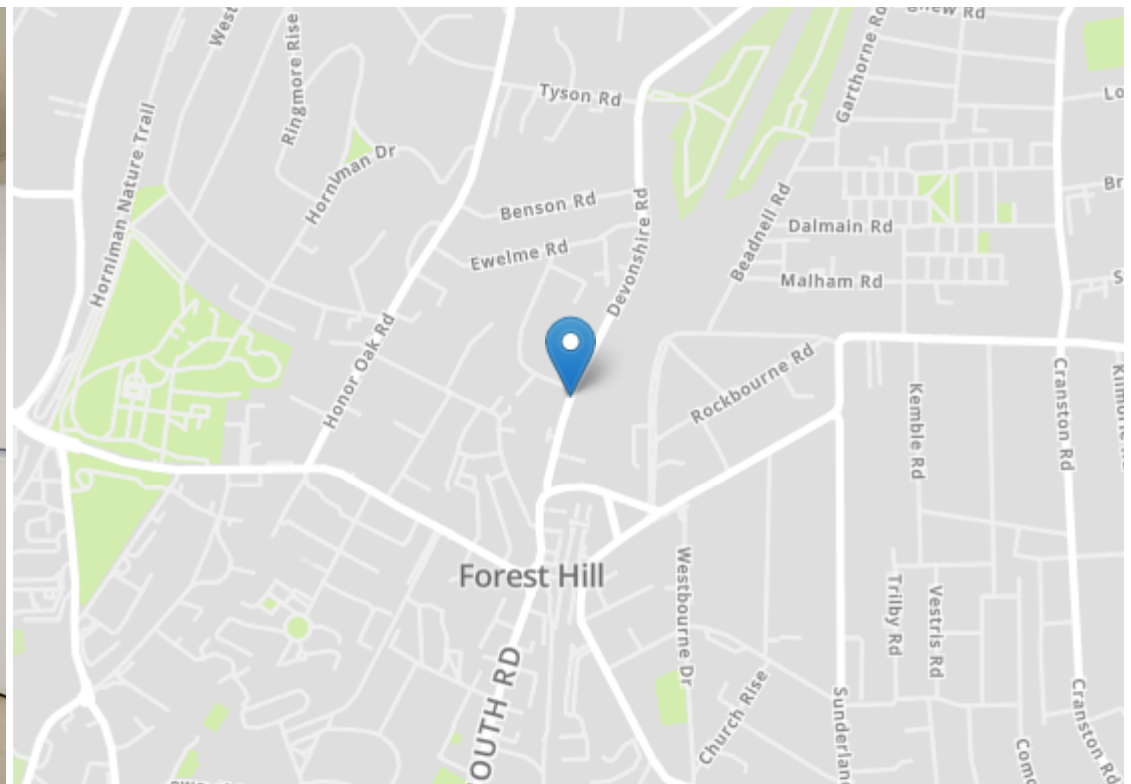
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APPROX. 765SQFT  
COMMUNAL GARDEN  
OWN ENTRANCE  
0.1 MI TO FOREST HILL  
STATION  
2 DOUBLE BEDROOMS  
OFF-STREET PARKING







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(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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