

Stanfords

— sales & lettings —



£460,000 Leasehold

2 bedroom flat

Kemble Road

Forest Hill

Read all about it...

This attractive 2-bedroom flat is located on a popular tree-lined and desirable street in Forest Hill and forms the top half of a converted Victorian house which has been lovingly modernised by the current owners. Kemble Street benefits from close proximity to several popular schools, a variety of public green spaces, and easy access to Forest Hill Station with excellent transport to the centre of the City.

Internally, the flat offers contemporary living while retaining some charming period features. Entering the property, there is a welcoming entrance hall with a staircase leading to the main accommodation upstairs. The first floor consists of a large living area with a sash bay window, alcove shelving, and original red and yellow London stock brickwork. There is a generously proportioned double-bedroom, a further bedroom, a modern kitchen with access to the beautifully maintained private garden, and a three-piece bathroom suite.

The property has the additional benefit of being offered on the market with no onward chain.

Tenure: Leasehold (104 years remaining) | **Service Charge:** £50pm (inc. buildings insurance) | **Ground Rent:** £10pa | **Council Tax:** Lewisham Band C

GROUND FLOOR

Entrance Hall

Tiled flooring, stairs with fitted carpet leading to the first floor.

FIRST FLOOR

Landing

Pendant lights, access to the loft space, fitted carpet.

Lounge/Diner

5.16m x 4.15m (16' 11" x 13' 7")

Pendant light, sash bay window, sash window, alcove shelving, radiator, fitted carpet.

Bedroom

3.64m x 3.27m (11' 11" x 10' 9")

Pendant light, sash window, radiator, fitted carpet.

Bedroom

3.20m x 2.30m (10' 6" x 7' 7")

Pendant light, double-glazed window, radiator, fitted carpet.

Kitchen

2.77m x 2.27m (9' 1" x 7' 5")

Spotlights, double-glazed window, door leading down to the garden, laminate worktops, electric oven, gas hob with overhead fan extractor, stainless steel sink with drainer, tiled flooring.

Bathroom

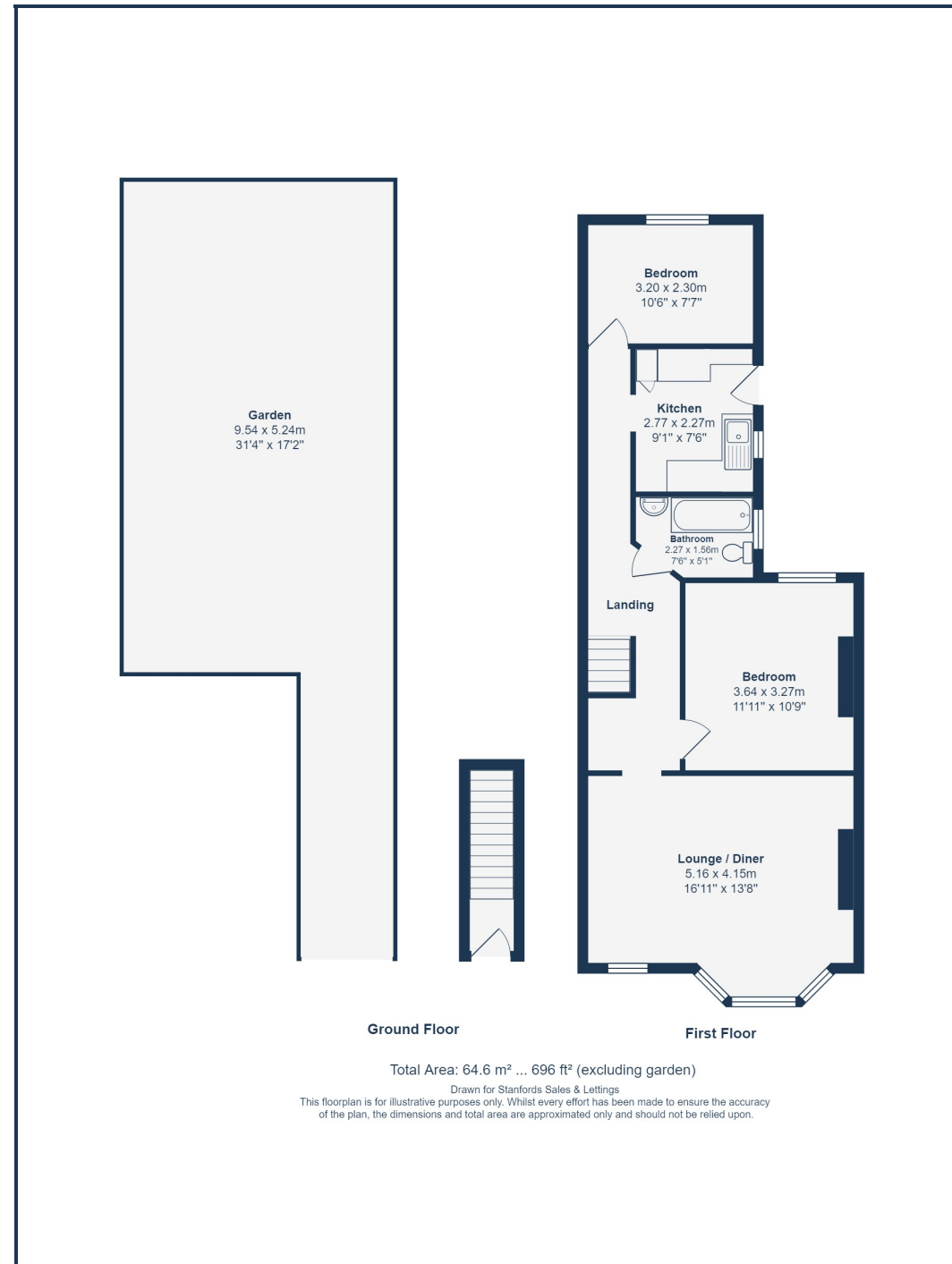
2.27m x 1.56m (7' 5" x 5' 1")

Spotlights, frosted double-glazed window, basin sink unit, bathtub with rainfall shower head, radiator, WC, tiled walls and rubber floor tiles.

OUTSIDE

Garden

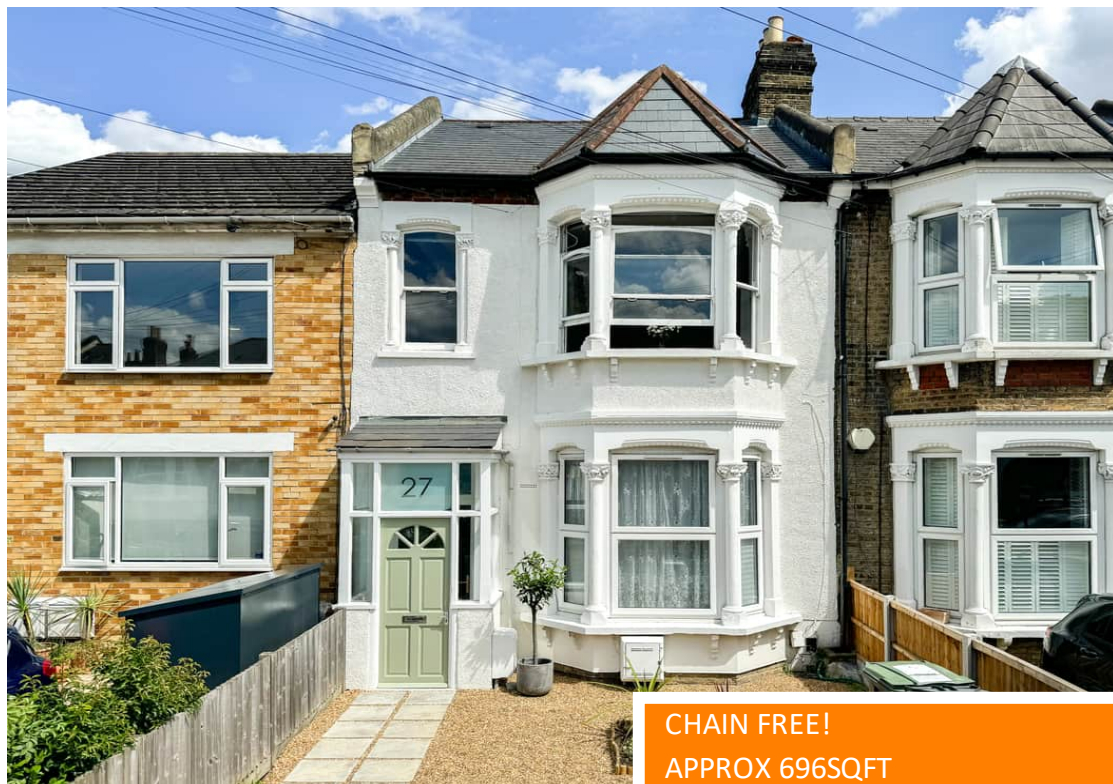
9.54m x 5.24m (31' 4" x 17' 2")



Like what you see?

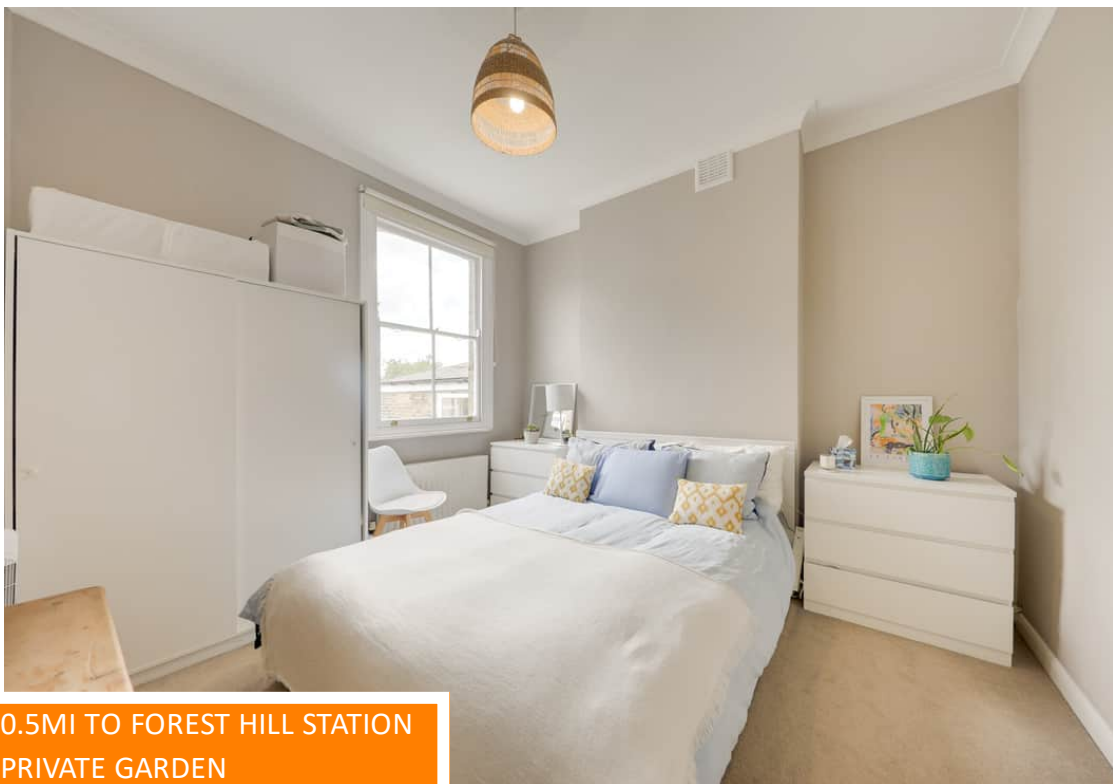
Call 020 8699 6778 or email us at foresthill@stanfordstates.london
to arrange a viewing or request further information

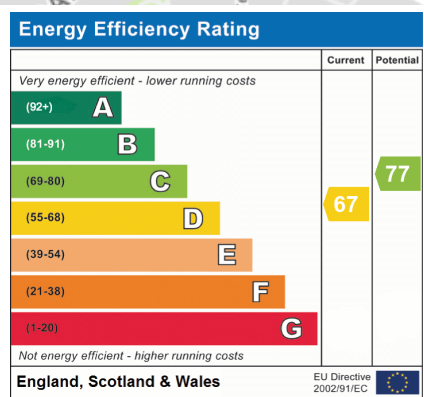
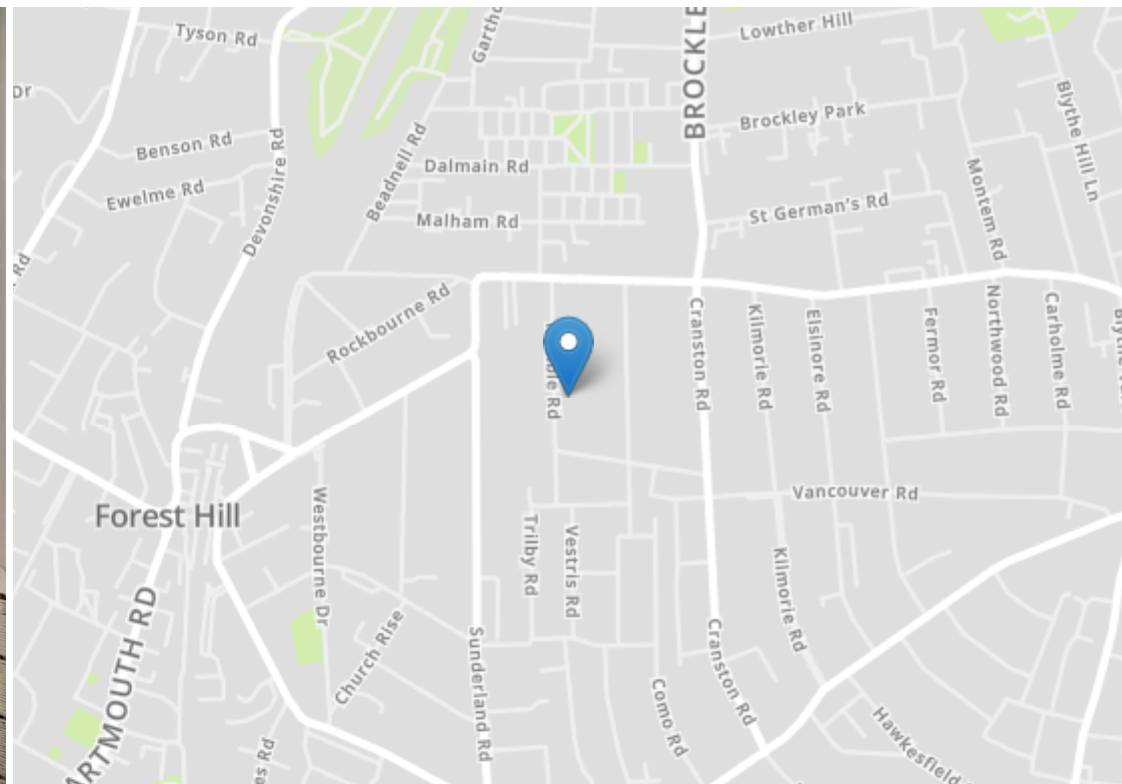
www.stanfordstates.london



CHAIN FREE!
APPROX 696SQFT
PERIOD FEATURES
THROUGHOUT

0.5MI TO FOREST HILL STATION
PRIVATE GARDEN
WELL PRESENTED THROUGHOUT





Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.