

Stanfords

— sales & lettings —



£350,000

2 bedroom flat

Dartmouth Road
Forest Hill

Read all about it...

£350,000-£375,000. This spacious 2-bedroom first-floor flat offers approximately 622 sqft of internal floor space. Forming part of a 1930s purpose-built block on the border of Sydenham and Forest Hill, the property is a short stroll away from the local shops, pubs and amenities along Dartmouth Road. Entered via the communal entrance on the ground floor, the flat comprises; a kitchen with access to the communal garden on the ground floor via a spiral staircase, a bright reception room, 2 double bedrooms, and 3 piece bathroom suite.

Located close to the Horniman Museum and less than 0.3 mi from Forest Hill Town Centre, the property benefits from excellent transport connections in and out of Central London & The City, as well as easy access to Forest Hill Pools just down the road.

The flat is offered with no onward chain.

Council Tax: Lewisham Band C

FIRST FLOOR

Landing

2.88m x 2.21m (9' 5" x 7' 3")

Pendant light, storage cupboard, fitted carpet.

Reception Room

4.25m x 3.65m (13' 11" x 12' 0")

Pendant light, windows, built-in alcove shelving, radiator, fitted carpet.

Bedroom

3.28m x 2.57m (10' 9" x 8' 5")

Pendant light, window, radiator, fitted carpet.

Bedroom

4.07m x 3.33m (13' 4" x 10' 11")

Pendant light, window, radiator, fitted carpet.

Kitchen

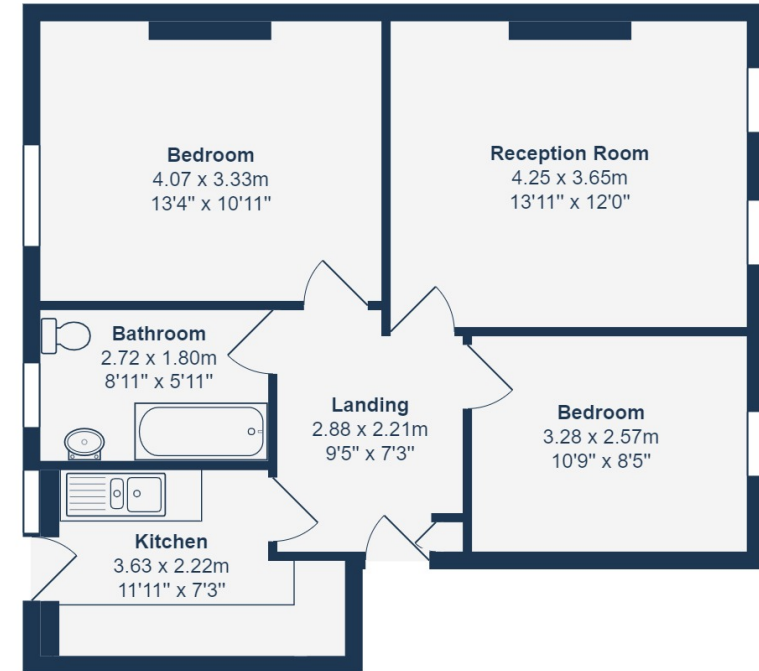
3.63m x 2.22m (11' 11" x 7' 3")

Spotlights, window, matching base units, sink with drainer, radiator, door to the spiral staircase that leads into the shared garden, linoleum flooring.

Bathroom

2.72m x 1.80m (8' 11" x 5' 11")

Pendant light, window, vanity sink unit, bathtub, radiator, WC, wood flooring.



First Floor

Total Area: 57.8 m² ... 622 ft²

Drawn for Stanfords Sales & Lettings

This floor plan 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?

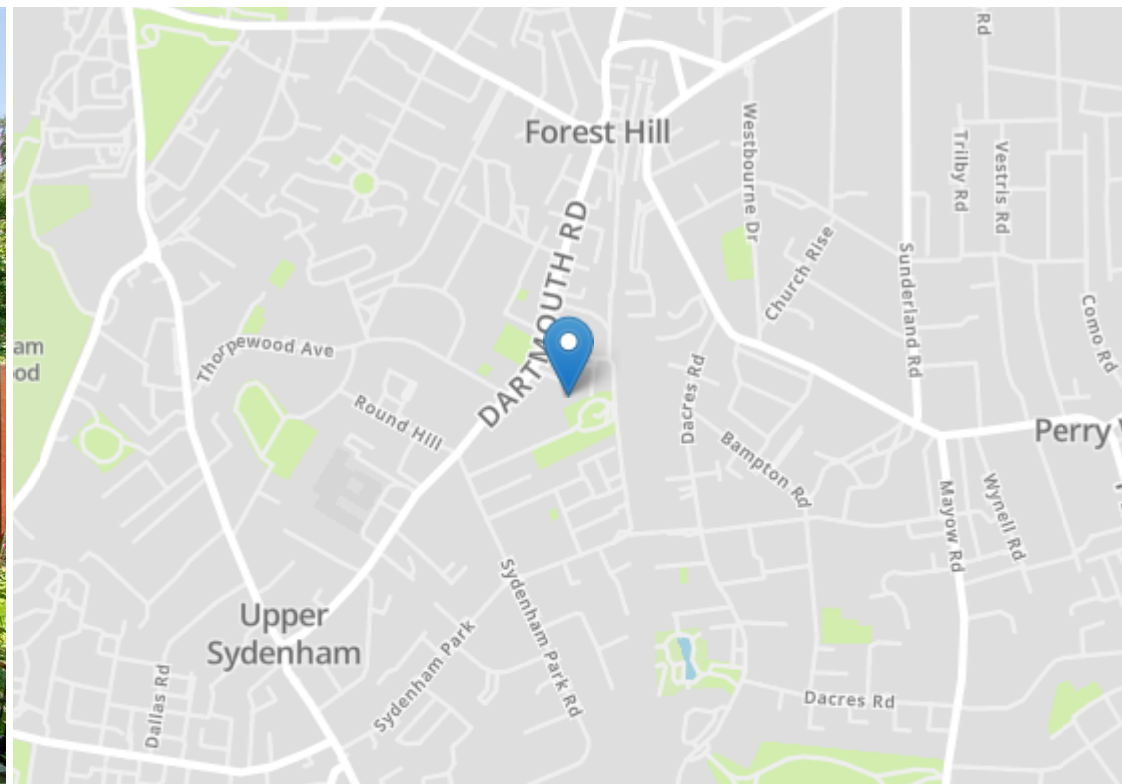
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(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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