

# Stanfords

— sales & lettings —



**£550,000**

2 bedroom flat

Woolstone Road

Forest Hill

## Read all about it...

This attractive 2-bedroom flat is located on the borders of Forest Hill & Catford and forms the top half of a converted Victorian house which has been lovingly modernised by the current owners. Oozing with kerb appeal the property features the original red and yellow London stock brickwork with a slate roof. Woolstone Road is a popular residential area offering convenient access to a range of local amenities and nearby green spaces.

Internally, the property spans over 1,300 sqft across 3 floors. Entering the property, there is a welcoming entrance hall with a handy storage area for coats and shoes and a staircase leading to the main accommodation upstairs. The first floor consists of a large living area with a bay window, a cosy modern fireplace, and stairs leading to the versatile second-floor loft space suitable for a home office or guest room. There are 2 generously proportioned double bedrooms with double-glazed sash windows, a modern kitchen with integrated appliances, and an elegantly designed three-piece bathroom suite.

Externally, the flat benefits from a south-east-facing private garden with a patioed area, well-maintained lawn, raised flowerbeds & a garden shed.

**APPROX. 1,304SQFT**  
**SOUTH-EAST FACING GARDEN**  
**0.7MI TO CATFORD & CATFORD**  
**BRIDGE STATIONS**

**VICTORIA CONVERSION 2-BED**  
**FLAT**  
**LOFT ROOM**



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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs storage, radiator, hardwood flooring.

## FIRST FLOOR

### Hallway

Pendant ceiling lights, eaves storage & storage cupboard, radiators, fitted carpet.

### Reception Room

5.53m x 5.43m (18' 2" x 17' 10")

Pendant ceiling light, double-glazed window and bay window with wooden shutters, picture rail, alcove shelving, log burner, hardwood stairs to the loft room, radiator, fitted carpet.

### Bedroom

4.22m x 3.66m (13' 10" x 12' 0")

Pendant ceiling light, double-glazed sash window with wooden shutters, fireplace, radiator, fitted carpet.

### Bedroom

3.92m x 3.45m (12' 10" x 11' 4")

Pendant ceiling light, double-glazed sash window with wooden shutters, fireplace, radiator, fitted carpet.

### Kitchen

2.91m x 2.88m (9' 7" x 9' 5")

Spotlights, double-glazed window, matching base units, laminate top surfaces, granite 1 1/2 sink with drainer, double electric oven, induction hob with overhead fan extractor, integrated dishwasher, radiator, wood effect flooring.

### Bathroom

2.36m x 2.34m (7' 9" x 7' 8")

Spotlights, frosted double-glazed window & sash window, vanity sink unit, bathtub with rainfall shower head & tiled splashback, heated towel rail, WC, tiled flooring.

### Loft Room

6.37m x 5.31m (20' 11" x 17' 5")

Pendant ceiling light, skylights & double-glazed window, radiator, stripped hardwood floorboards.

## OUTSIDE

### Garden

Tiled area, lawn, flowerbeds, garden shed.



**Ground Floor**  
Area: 7.5 m<sup>2</sup> ... 81 ft<sup>2</sup>

**First Floor**  
Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup>

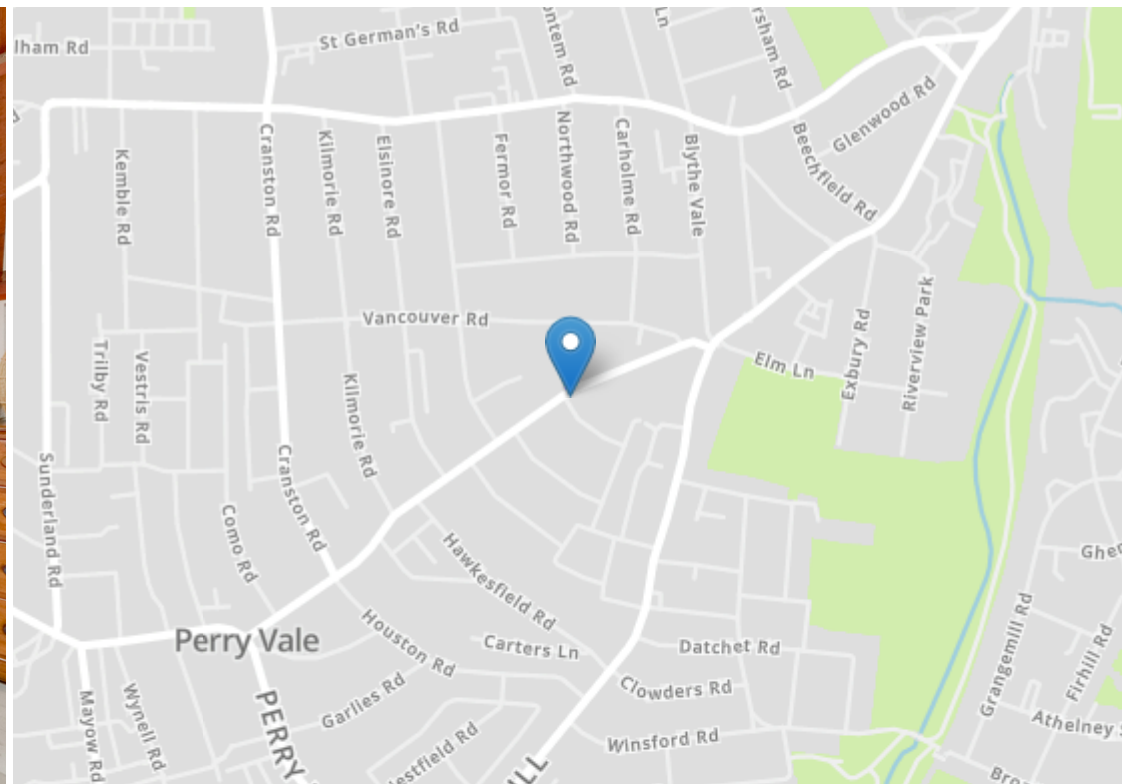
**Second Floor**  
Area: 27.5 m<sup>2</sup> ... 296 ft<sup>2</sup>

Total Area: 121.2 m<sup>2</sup> ... 1304 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(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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