



**£415,000 Share of Freehold**  
1 bedroom flat

Wood Vale  
Forest Hill

## Read all about it...

Offered to the market with no onward chain, this beautifully presented one-bedroom flat is set on the ground floor of a charming period conversion.

The property features a welcoming living room with sash bay windows, a spacious double bedroom, and a large kitchen diner to the rear. The bathroom is sleek and modern, while a utility closet and cellar provide excellent storage. Outside, the private garden is perfect for alfresco dining and relaxing in the sun.

Well located for buyers seeking a vibrant and well-connected area, the flat is within easy reach of Forest Hill Town Centre with its array of shops, cafés, restaurants, and supermarkets. Forest Hill and Honor Oak Park Stations provide fast Overground and National Rail links to Central London, making it ideal for commuters. Nearby green spaces include Peckham Rye Park, Dulwich Park, and the popular Horniman Museum and Gardens, a much-loved landmark with extensive green space and a popular Sunday market showcasing local and independent producers.

**NO ONWARD CHAIN  
KITCHEN / DINER  
CLOSE TO HORNIMAN MUSEUM AND  
GARDENS**

**GROUND FLOOR FLAT  
PRIVATE SOUTH-EAST FACING  
GARDEN  
GREAT TRANSPORT LINKS**

**Like what you see?**

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









## GROUND FLOOR

### Living Room

4.90m x 3.75m (16' 1" x 12' 4")

Double-glazed sash windows, pendant ceiling light, radiator, wood flooring.

### Kitchen/Diner

4.62m x 3.24m (15' 2" x 10' 8")

Double-glazed window, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, oven with gas hob, extractor hood, combi boiler, radiator, wood flooring.

### Bedroom

3.57m x 3.18m (11' 9" x 10' 5")

Double-glazed windows, pendant ceiling light, radiator, wood flooring.

### Bathroom

3.02m x 1.76m (9' 11" x 5' 9")

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, storage cupboard, tile flooring, underfloor heating.

## CELLAR

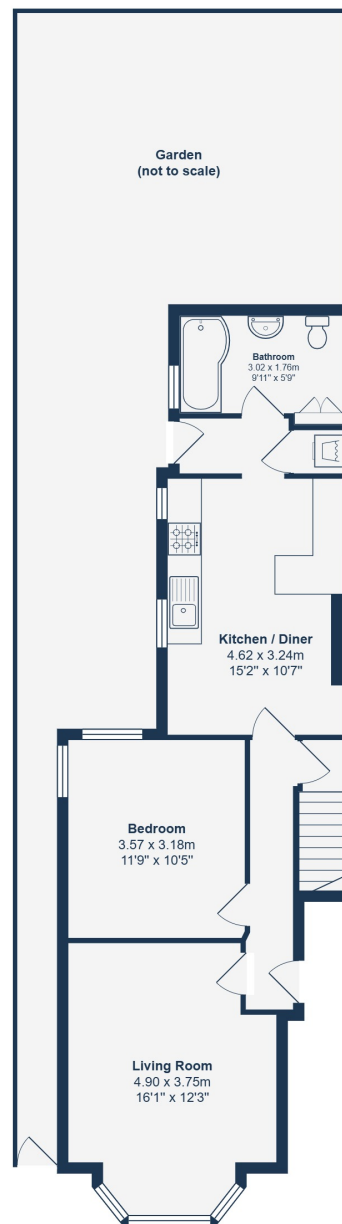
### Cellar

## OUTSIDE

### Garden

Paved patio leading to lawn.





Ground Floor

Total Area: 58.8 m<sup>2</sup> ... 633 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.

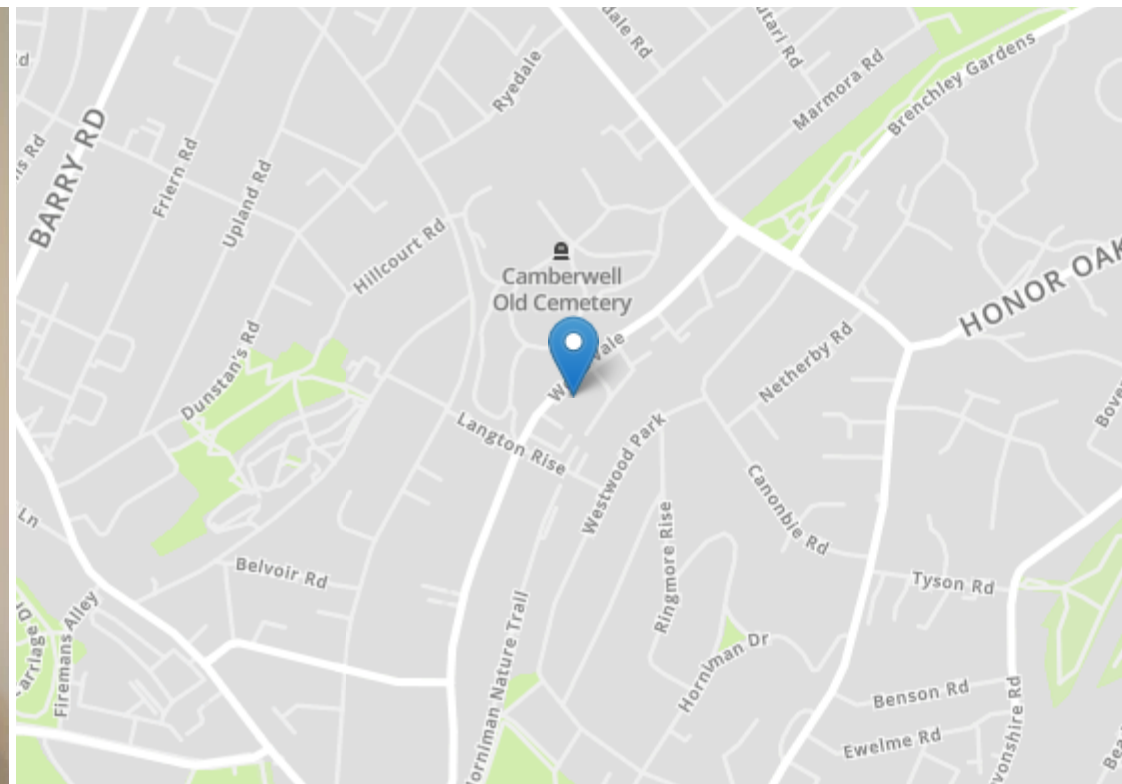












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