

Stanfords

— sales & lettings —



£475,000 Share of Freehold

2 bedroom flat

Wood Vale

Forest Hill

Read all about it...

Bring the outside in with this spacious 2 apartment with a private balcony.

Located on the first floor of a recently renovated low-rise private block sits this 2 double-bedroom flat. Over 670 sq ft, the flat boasts 2 double bedrooms, a fitted kitchen, 3-piece bathroom suite with plenty of storage, a lounge with a wall of windows and double doors that flood the whole room with natural light. The private balcony has just been modernised and comfortably fits a dining set.

Externally, there is a shared garden with gated off-street parking available and a private garage en-bloc that is demised to the property.

FIRST FLOOR

Entrance hall

4.15m x 1.36m (13' 7" x 4' 6")
Original parquet flooring

Utility Room

Plumbing for washing machine and space for freezer with worktop and shelves over

Kitchen

3.51m x 2.23m (11' 6" x 7' 4")
Pendant ceiling light, matching wall and base units, laminate worktops with integrated sink and mixer tap, built-in oven, gas hob with extractor hood, integrated fridge, full height cupboard with a gas combi boiler, serving hatch to living room, double glazed window to the front, vinyl flooring.

Lounge/Diner

18'3 x 10'8 (5.57 x 3.25m)
Original parquet flooring, double glazed window, radiator, pendant ceiling lights, double door to the balcony.

Bedroom

14'0 x 8'8 (4.26 x 2.65m)
Fitted carpet, radiator, fitted wardrobe, pendent ceiling light, double glazed window.

Bedroom

14'0 x 9'3 (4.26 x 2.83m)
Fitted carpet, radiator, pendent ceiling light, double glazed window.

Bathroom

7'5 x 5'8 (2.26 x 1.73m)
Three-piece suite comprising tiled panel enclosed bath with shower screen, integrated vanity wash basin, WC, tiled splashback, heated towel rail, wall mirror, inset spotlights, tiled flooring.

OUTSIDE

Balcony

18'5 x 5'8 (5.62 x 1.72m)
Private balcony

Shared Garden

Single Garage

2.5m x 6m (8' 2" x 19' 8")



First Floor

Total Area: 63.0 m² ... 678 ft² (excluding balcony, garage)

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.

Like what you see?

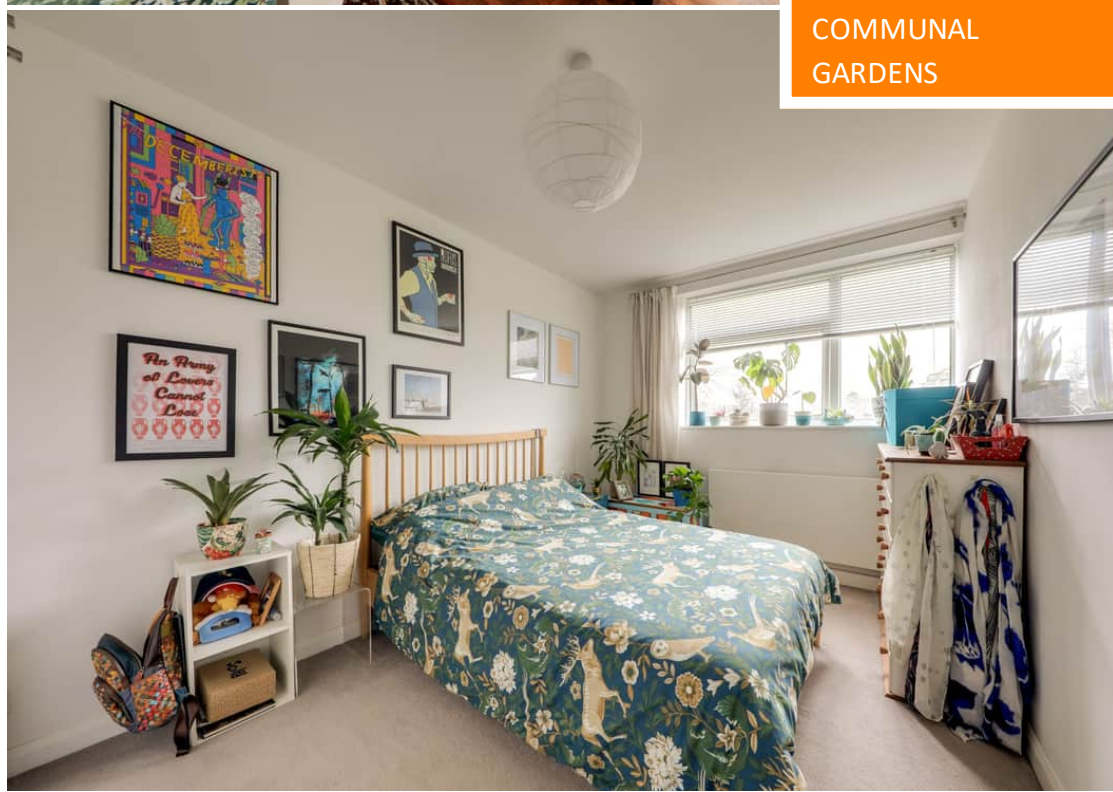
Call 020 8699 6778 or email us at foresthill@stanfordstates.london
to arrange a viewing or request further information

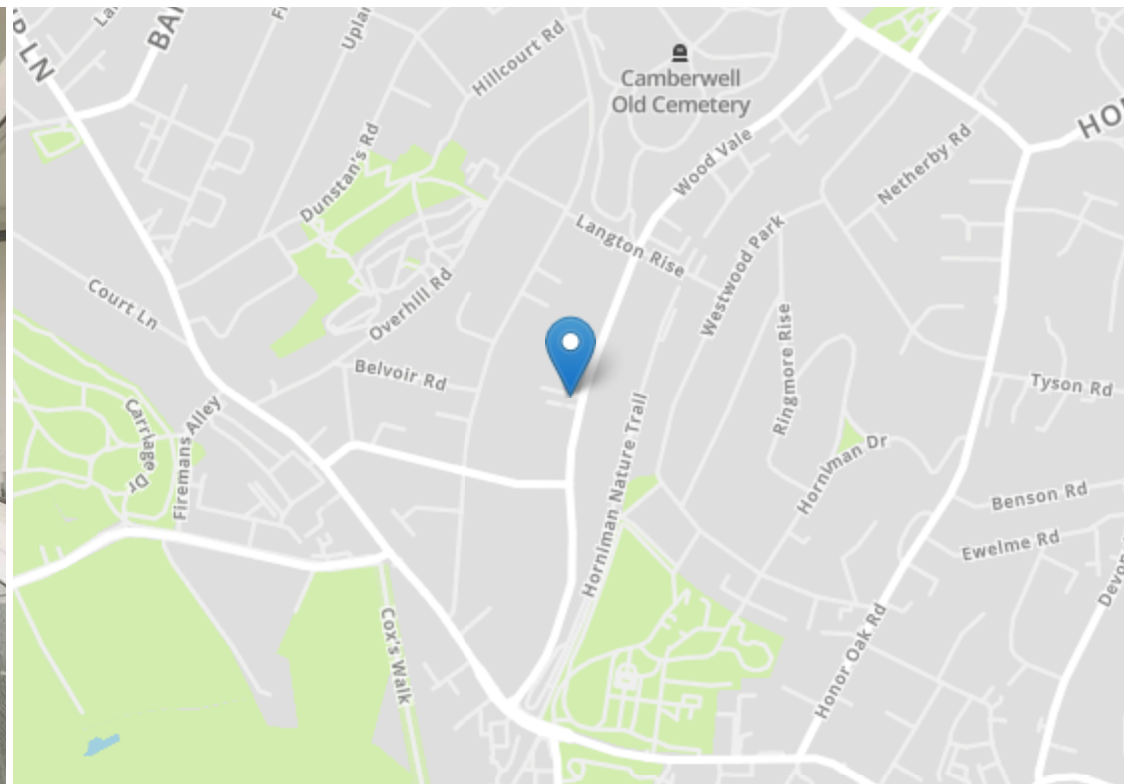
www.stanfordstates.london



CHAIN FREE!
GARAGE EN-BLOC
COMMUNAL
GARDENS

678 SQFT
PRIVATE BALCONY
SHARE OF FREEHOLD





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.