

Stanfords  
— sales & lettings —



**£425,000**  
2 bedroom flat

Dartmouth Road  
Forest Hill

## Read all about it...

The spacious and beautifully-maintained ground-floor flat forms part of a 1930s purpose-built block on the borders of Sydenham and Forest Hill. The property is a stone's throw away from the local shops, pubs and amenities along Dartmouth Road. It spans more than 650sqft and consists of a welcoming entrance hall that leads on to a bright reception room overlooking the garden. There are two double bedrooms, the main bedroom featuring built-in wardrobes in the alcoves. The kitchen is a modern fitted type with a back door giving direct access to the garden and there is a bathroom with a three-white piece 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.

**Council Tax:** Lewisham Band C

### GROUND FLOOR

#### Porch

4.47m x 1.03m (14' 8" x 3' 5")

#### Hallway

2.94m x 2.24m (9' 8" x 7' 4")

Pendant light (will be removed and replaced with basic fitting), wood effect flooring.

#### Reception Room

4.11m x 3.63m (13' 6" x 11' 11")

Pendant light, double-glazed windows with wooden shutters, picture rail, radiator, wood effect flooring.

#### Kitchen

Pendant light and spotlights, double-glazed window and back door to the garden, matching base units, electric oven, gas hob with overhead fan extractor, integrated fridge & freezer, 1/2 stainless steel sink with drainer, laminate top

surfaces, wood effect flooring.

#### Bedroom

4.12m x 3.24m (13' 6" x 10' 8")

Pendant light (will be removed and replaced with basic fitting), double-glazed window, picture rail, built-in wardrobes, radiator, fitted carpet.

#### Bedroom

3.16m x 2.55m (10' 4" x 8' 4")

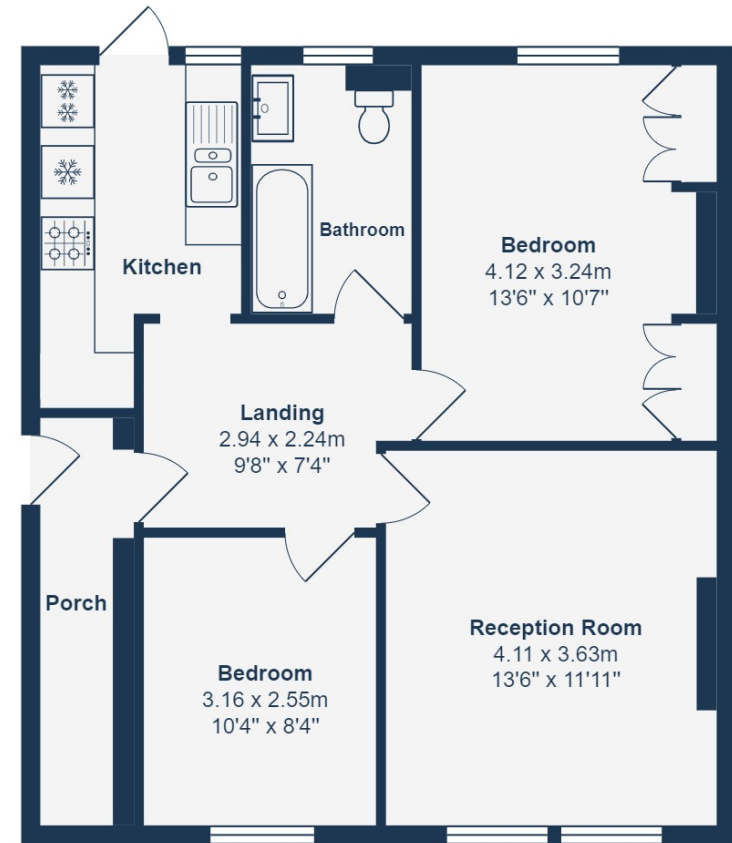
Pendant light, double-glazed window, radiator, wood effect flooring.

#### Bathroom

2.73m x 1.76m (8' 11" x 5' 9")

Spotlights, double-glazed frosted window, vanity sink unit, bathtub with glass divider and rainfall shower head, tiled wall, heated towel rail, tiled flooring.

OUTSIDE - SHARED GARDEN



### Ground Floor

Total Area: 61.9 m<sup>2</sup> ... 666 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.

Like what you see?

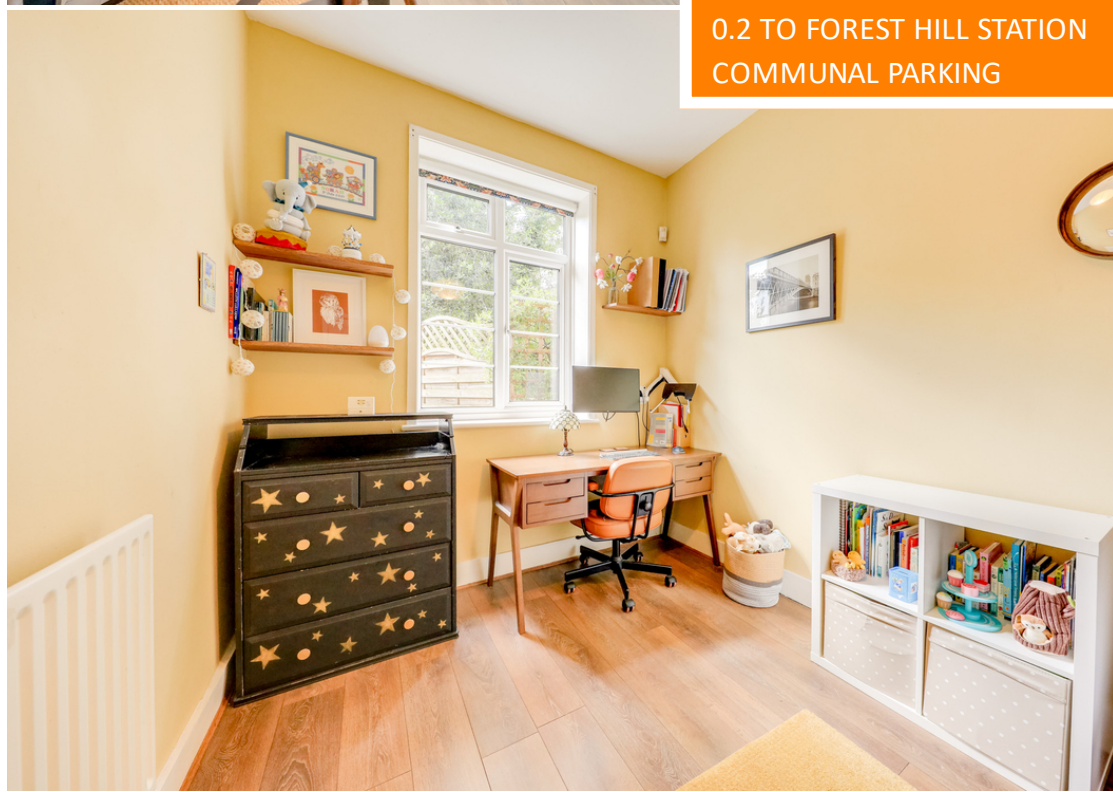
Call 020 8699 6778 or email us at [foresthill@stanfordstates.london](mailto:foresthill@stanfordstates.london)  
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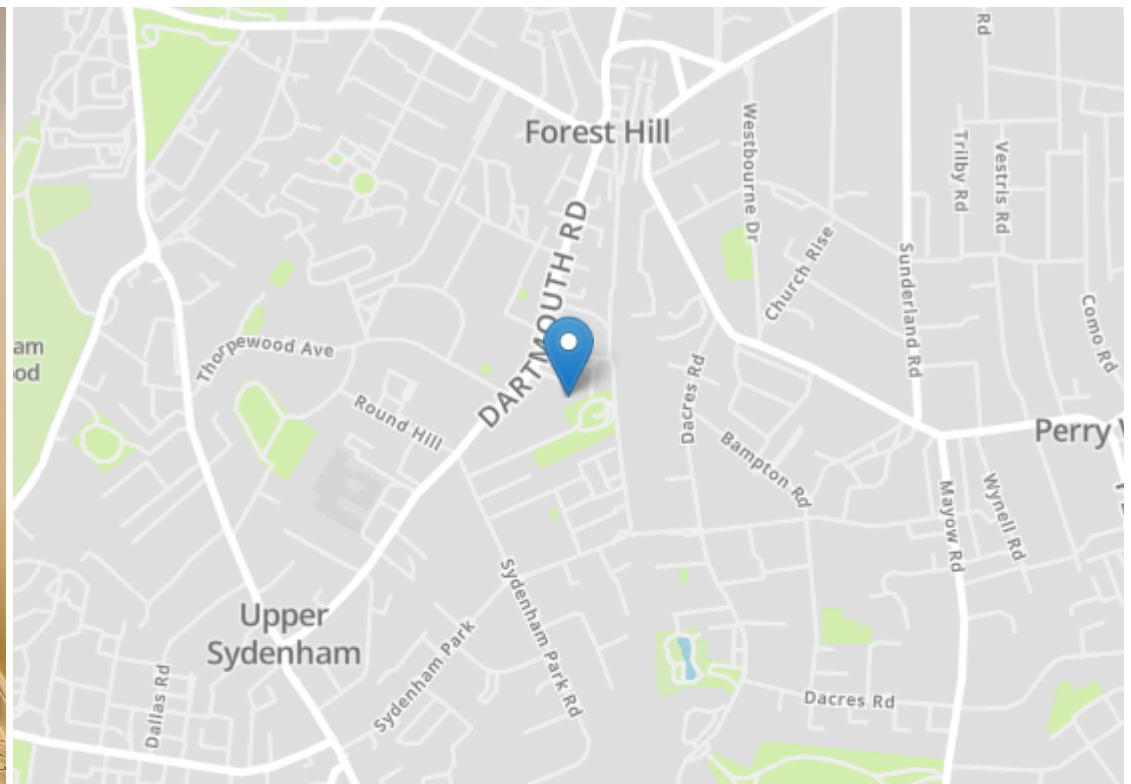
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DIRECT ACCESS TO  
COMMUNAL GARDEN  
0.2 TO FOREST HILL STATION  
COMMUNAL PARKING

APPROX 666 SQFT  
QUIET LOCATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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