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London property experts

**London Road, Forest Hill, SE23**  
Guide Price £500,000

**Guide Price £500,000 to £550,000 for this beautiful 71 sqm garden flat located a stones throw from Forest Hill BR and shops. Chain free and the opportunity to acquire a share of the freehold.**





## Property Features

- Option to Acquire Freehold Interest
- Chain Free Sale
- Glass Extension
- Private Garden with Secure Gated Parking
- Seconds from, Forest Hill BR / Overground
- 15 Minutes to London Bridge
- Own Private Entrance
- 766 Square Feet
- Unique Property
- Beautifully Presented

## Property Description

Guide Price £500,000 to £550,000.



A unique and beautifully presented two bedroom garden flat offering over 70sqm of living space, nestled on London Road and a stones throw from Forest Hill BR and Overground services. The flat is also located within the conservation area of Forest Hill.

Accessed via security gates, the flat has its own front door and accessed via a courtyard area.

Through the Victorian composite front door and you're into a generously sized open plan kitchen and living room with beautiful wood-style flooring and a feature fireplace. The kitchen has the popular Butler's sink, integrated dishwasher and washing machine with the classic Metro tile splash back and solid wood worktop - there's a definite hint of Victorian themed styling throughout the flat.

The living room leads to the glass extension dining room which offers wide sliding glass doors to the courtyard, ideal for summertime al-fresco dining.

Walk through the living room and there's an exceptionally spacious hall, currently used as an office space. You could easily reconfigure this space into an office, third bedroom or walk-in wardrobe.

Off the hall is the stunning Victorian style bathroom complete with a 'claw foot' roll top bath with overhead thermostatic rainfall shower, concealed bathroom taps, porcelain mosaic floor and traditional towel heater radiator. The property boasts two bedrooms, both with box sash windows and the dark wood-style flooring. The master is even big enough to fit a super king-sized bed!

The master bedroom leads to the private garden with beautiful grey decking and grassed area. This veritable 'sun trap' is surprisingly quiet and free from traffic noise. There's also the added benefit of secure gated parking for a car.

There's plenty to do at the weekend if you fancy a drink or a meal in Forest Hill Town Centre or Honor



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		


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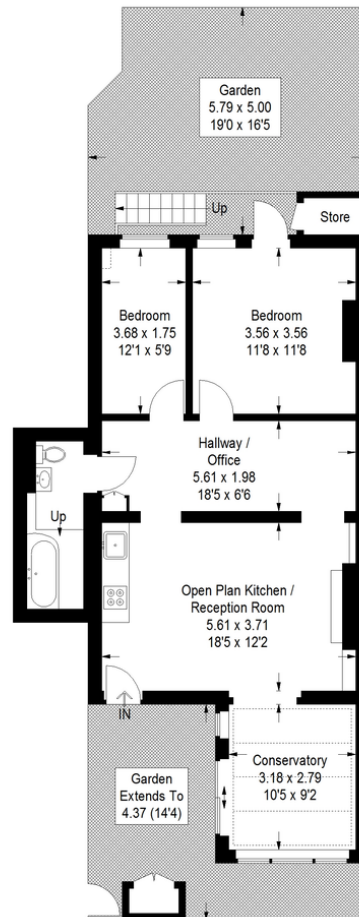
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## London Road, SE23

Approximate Gross Internal Area (Excluding Store)  
 71.2 sq m / 766 sq ft

 = Reduced headroom below 1.5 m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID869674)

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