



Northwood Road | London | SE23
2HR

Leasehold

£450,000

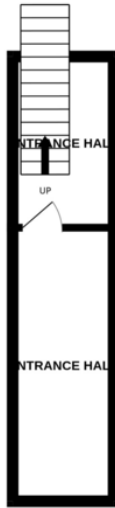
- Two double bedrooms
- Private garden
- Period features
- Lots of natural light
- Large loft for storage
- Catford train station
- Forest Hill Station
- Local parks and green spaces
- Catford Bridge Station
- Excellent bus routes



Top floor two bedroom flat with a private garden and additional loft space, set in a Victorian building on a quiet residential street in Forest Hill. The flat has high ceilings, a bay window and a fireplace, along with modern updates. It includes a fitted kitchen, bathroom, gas central heating and a long lease. The private garden is accessed via an external staircase and includes a lawn, fruit trees and a decked seating area. Inside, there's a split level hallway leading to a bright living room with two front facing windows. The separate kitchen has fitted units, a gas hob, double oven and space for appliances. There are two good sized bedrooms (one with built in wardrobes) and a bathroom with a standard three piece suite. There's also a renovated loft room (not part of the lease) providing extra storage and usable space. Located



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements