



Wood Vale, London SE23 3DZ

welcome to

Wood Vale, London

We at Barnard Marcus are delighted to present this ***SPACIOUS 3 BEDROOM FLAT WITH PRIVATE GARDEN IN WOOD VALE***

This property is comprised of an **ENTRANCE HALL, SEPARATE W/C AND BATHROOM, THREE WELL-PROPORTIONED BEDROOMS, KITCHEN, and SPACIOUS LOUNGE AND LARGE PRIVATE GARDEN.**



We at Barnard Marcus are delighted to present this *SPACIOUS 3 BEDROOM FLAT WITH PRIVATE GARDEN IN WOOD VALE*

This property is comprised of an ENTRANCE HALL, SEPARATE W/C AND BATHROOM, THREE WELL-PROPORTIONED BEDROOMS, KITCHEN, and SPACIOUS LOUNGE AND LARGE PRIVATE GARDEN.

Welcome to this exceptional ground floor flat in the desirable Wood Vale of Forest Hill. Boasting a spacious layout and offering large private garden, this 3-bedroom residence is a rare find in this sought-after location. Step into a bright and airy living space ideal for both relaxing and entertaining, complemented by modern fixtures and fittings throughout. The well-appointed kitchen provides ample space for culinary creativity, while the generously sized bedrooms offer comfort and tranquillity. Situated in the leafy enclave of Forest Hill, residents can relish the tranquillity of suburban living while still being within easy reach of vibrant amenities such as the esteemed Horniman Museum and the beautiful Sydenham Gardens and popular eateries in particular Bona Sourdough, No. 41 Café and Signal. There are good selection of schools only a stone's throw away (0.3 miles) from the property, Horniman Primary School and Fairlawn Primary School. This flat is situated within a close proximity to the amenities offered in Forest Hill, while local transport links include bus and rail services linking to spots in South East London namely Dulwich, Peckham, Lewisham and Sydenham. This flat would be perfect for a grow

Entrance Hall

Bathroom

W/C

Lounge

14' x 13' (4.27m x 3.96m)

Kitchen

11' x 10' (3.35m x 3.05m)

Bedroom 1

10' x 7' 1" (3.05m x 2.16m)

Bedroom 2

13' x 10' 3" (3.96m x 3.12m)

Bedroom 3

11' 6" x 9' 3" (3.51m x 2.82m)

Garden

32' 9" x 16' 6" (9.98m x 5.03m)



view this property online [barnardmarcus.co.uk/Property/PKM102833](https://www.barnardmarcus.co.uk/Property/PKM102833)



welcome to

Wood Vale, London

- LEASEHOLD
- WELL-PROPORTIONED BEDROOMS
- LIGHT AND AIRY LIVING SPACE
- LARGE PRIVATE GARDEN
- FAMILY BATHROOM WITH SEPERATE W/C

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 89 years from 20 Mar 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM102833



Property Ref:
PKM102833 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, LONDON, SE15 4NB



barnardmarcus.co.uk