



Stanstead Road, London, SE23 1BT

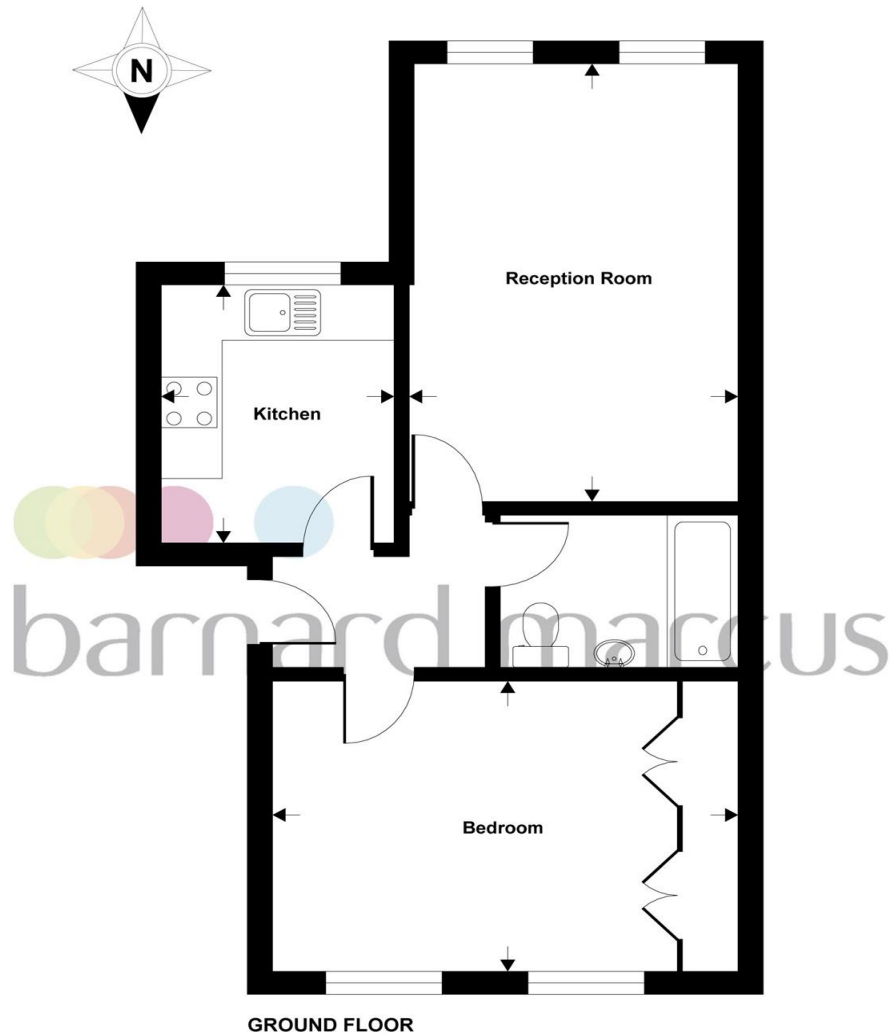
welcome to
Stanstead Road, London

An amazing sized one bedroom flat situated on the first floor of a beautifully converted building. The property consists of a brilliant sized lounge perfect for entertaining guests, a great sized double bedroom with built in wardrobe space, separate bathroom and a neutrally decorated kitchen with plenty of storage. This home further benefits from outside communal space which is perfect for the coming summer days and off street parking.



This flat is located moments away from Forest Hill station with links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. Other stations surrounding include Honor Oak Park Station and Catford stations that offer links into Waterloo and the city. The high street offers plenty of shops, a variety of restaurants, coffee shops, cafes and some amazing gastro pubs. This property is a must view, please call to confirm your viewing slot now.





Stanstead Road, London, SE23

APPROX. GROSS INTERNAL FLOOR AREA 499 SQ FT 46.3 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Bedroom

15' 3" x 10' 5" (4.65m x 3.17m)

Kitchen

9' 4" x 7' 7" (2.84m x 2.31m)

Reception Room

15' 9" x 10' 10" (4.80m x 3.30m)

welcome to

Stanstead Road, London

- Brand new lease
- Off street parking
- Local mainline stations
- Local high street
- No chain

Tenure: Leasehold EPC Rating: C

offers in excess of

£340,000



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
SYD100144 - 0025

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.



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