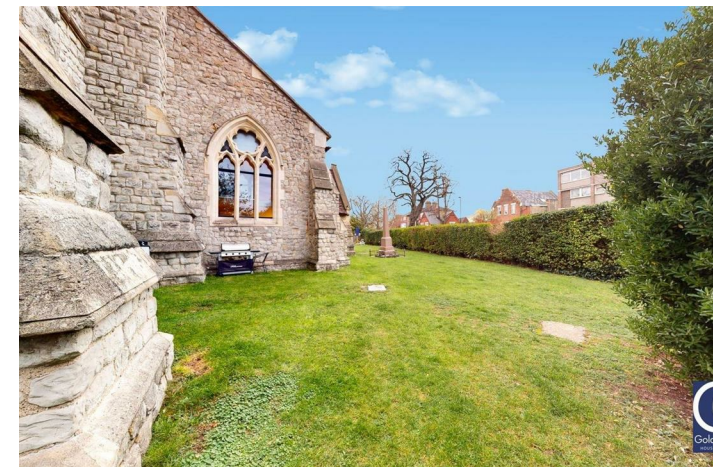




CHURCH RISE, LONDON, SE23

£2,400

Goldman Greg are delighted to present this stunning split-level two bedroom apartment, forming part of the astonishing Apostles Church, in the heart of Forest Hill.

Boasting over 1,000 Sq Ft of exceptional living space, the property comprises a spacious kitchen/reception room, two double bedrooms of which the master boasts built in wardrobes and a stone arch, two modern bathroom suites and large communal gardens. The property is finished to a high specification and benefits further from wonderful views, allocated off-street gated parking, new immersion heater and built-in washing machine, solid oak floors and doors throughout, stained double glazed windows, underfloor heating, plenty of storage, an abundance of light and so much more.

The property is located approximately just 0.3 miles from Forest Hill station, offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also a short walk from various local amenities including a variety of restaurants, coffee shops, cafes, parks and Horniman Museum and Gardens.



Goldman Greg

Church Rise, SE23 2UD

Approx Gross Internal Area = 95.02 sq m / 1023 sq ft

Restricted Head Height = 2.87 sq m / 31 sq ft

Total = 97.89 sq m / 1054 sq ft

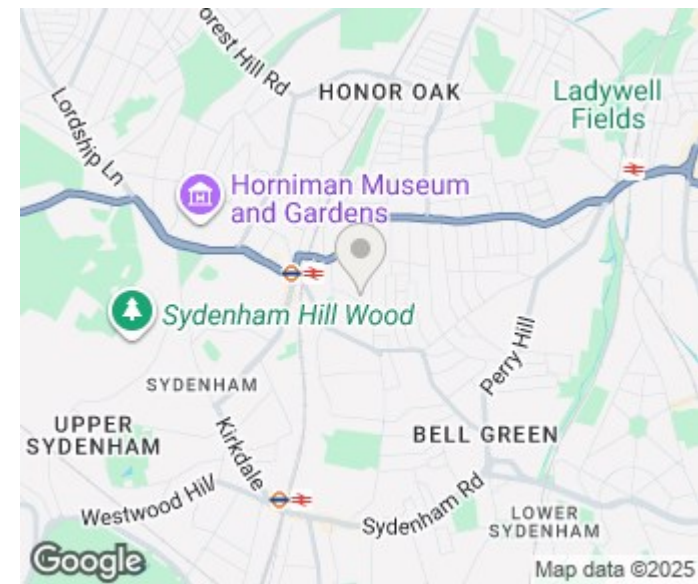
 = Reduced Headroom Below 1.5m / 5'0



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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