



Hurstbourne Road, SE23
Offers in excess £475,000

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In general

- Two double bedrooms
- Separate fitted kitchen
- 42ft private west facing garden
- Modern bathroom suite
- 25ft cellar
- Underfloor heating in the lounge, hallway and bedroom
- Wooden flooring
- 0.8 miles to Forest Hill, Catford and Catford Bridge stations

In detail

An excellent two double bedroom apartment for sale on Hurstbourne Road with a wonderful west-facing private rear garden.

This ground floor garden flat comprises two double bedrooms, modern bathroom suite, reception room and separate fitted kitchen both leading on to a 42 ft private rear garden. Further benefits include spacious front garden, fitted wardrobes, double glazing, wooden flooring, underfloor heating in the lounge, hallway and bedroom, 25 ft cellar, free on street parking, an abundance of light, plenty of storage and so much more.

Set approximately just 0.8 miles to Forest Hill, Catford and Catford Bridge stations offering excellent links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, gastro pubs, coffee shops, cafes, parks and popular schools.

Call the Pedder Forest Hill sales team to arrange a viewing today.

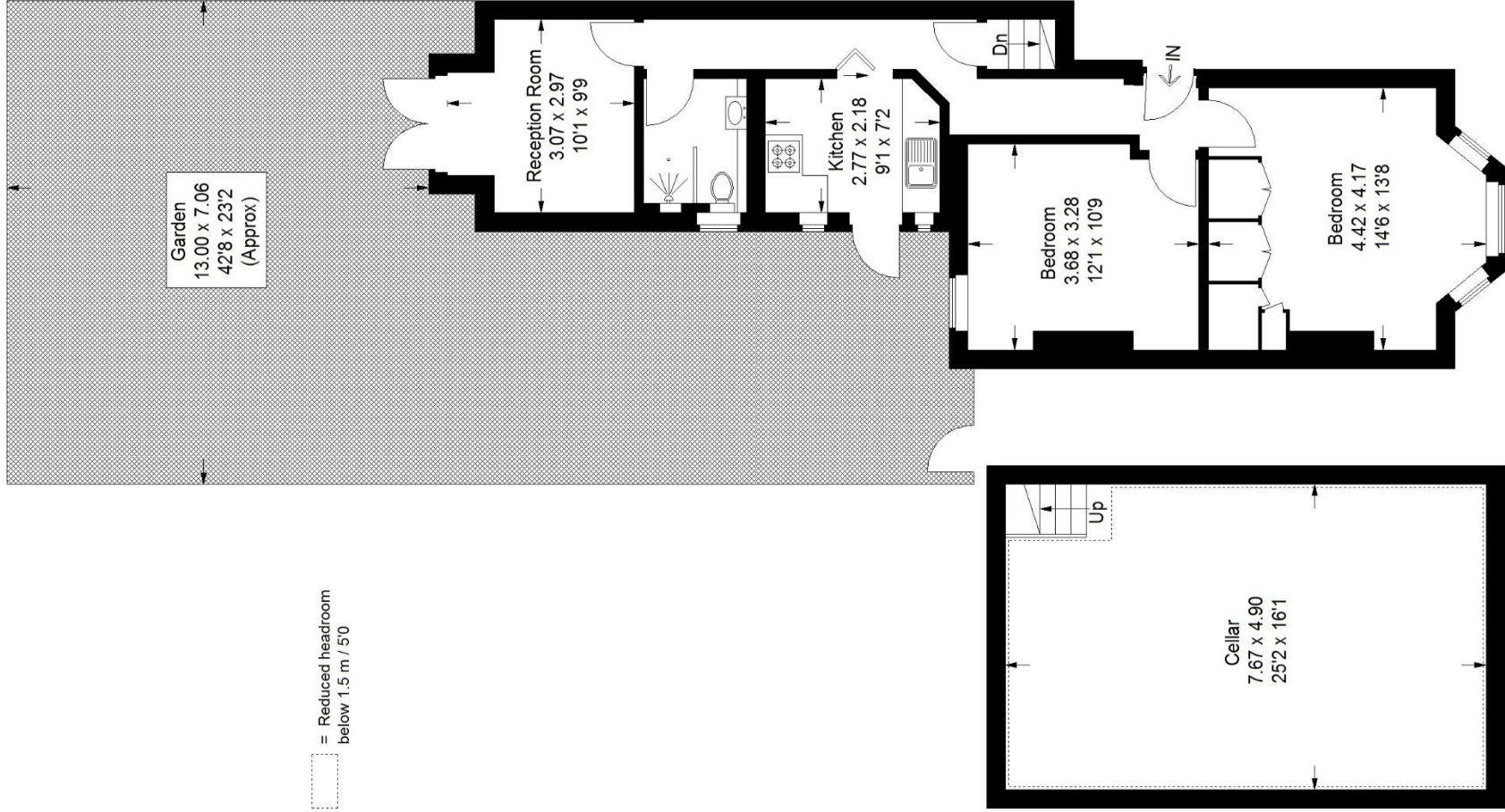
EPC: D | Council Tax Band C | Lease: 91 years remaining | SC: £0 | GR: £300 | BI: £482.50



Floorplan

Hurstbourne Road, SE23

Approximate Gross Internal Area
98.0 sq m / 1055 sq ft



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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	75 C
39-54	E		
21-38	F		
1-20	G		

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