



Ewelme Road, SE23
£425,000

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In general

- Chain free
- Share of freehold
- Bright reception room
- Two bedrooms
- Private balcony
- Communal garden
- Underfloor heating in the bathroom
- 0.4 miles to Forest Hill station and 0.7 miles to Honor Oak Park station

In detail

A beautiful two bedroom apartment with a private balcony for sale on the popular Ewelme Road. Offered chain free and with a share of the freehold.

This excellent property comprises a bright reception room, fitted kitchen, modern bathroom suite and two bedrooms which of the master bedroom leads on to a beautiful private balcony. Further benefits include a communal garden, underfloor heating in the bathroom, built-in wardrobes, plenty of storage, an abundance of natural light and so much more.

The property is set approximately 0.4 miles from Forest Hill station and 0.7 miles from Honor Oak Park station, offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs as well as being within close proximity to popular local schools.

Viewings are highly recommended, call the Pedder Forest Hill team to arrange a viewing today.

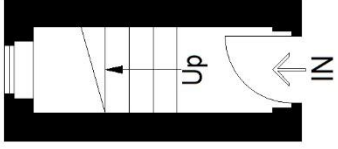
EPC: C | Council Tax Band: B | (Share of freehold) Lease: 992 years remaining | SC: £60pm | GR: £0 | BI: Included in SC



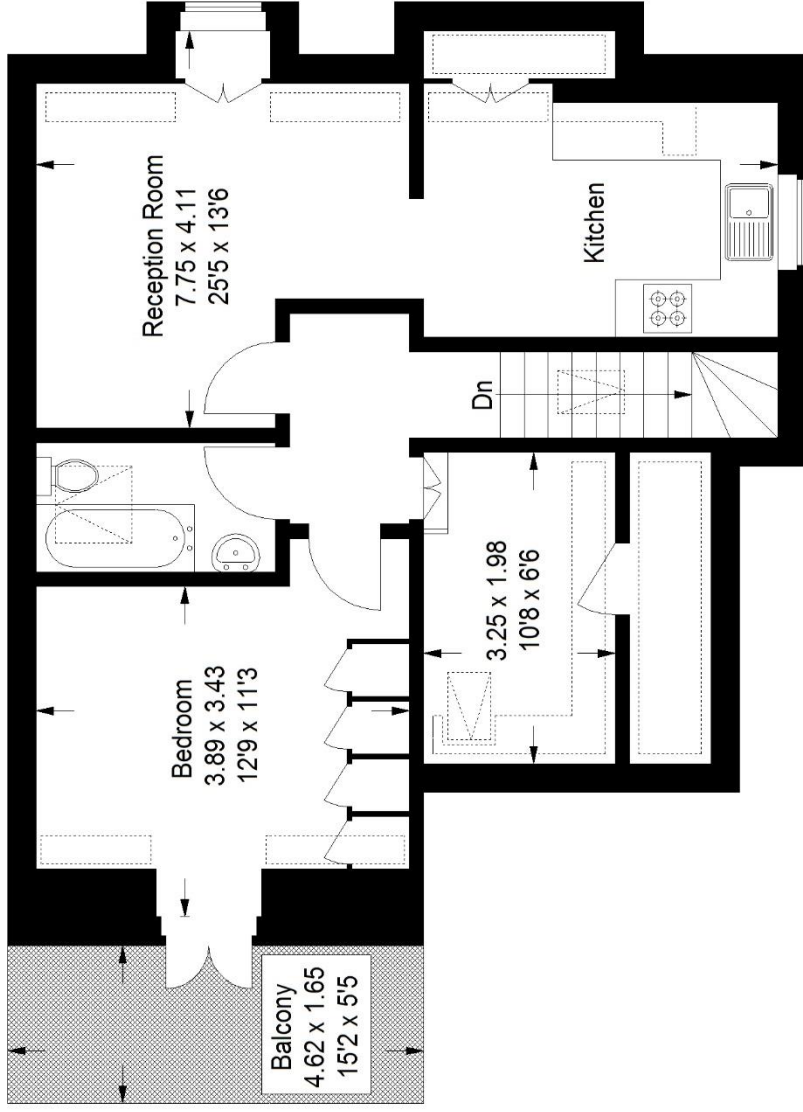
Floorplan

Ewelme Road, SE23

Approximate Gross Internal Area
63.2 sq m / 680 sq ft



Second Floor



Third Floor

 = Reduced headroom below 1.5 m / 5'0

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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	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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