



Sydenham Rise, SE23  
Offers in excess £525,000

0208 702 9444  
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# In general

- Chain free
- Breathtaking views of the city of London
- Two double bedrooms
- Off-street parking / Garage
- 24ft Reception room
- Close to excellent transport links
- Very popular private development
- Plenty of storage

# In detail

A fully refurbished two double bedroom apartment with breathtaking views of central London for sale in the highly desirable Frobisher Court, set just minutes away from Horniman Museum and Gardens. Offered chain free and with a private garage.

The property comprises a large bright reception room, new fitted kitchen, modern bathroom suite, two generously sized double bedrooms and potential to create a third bedroom. Further benefits include off-street parking/garage, an abundance of light, wonderful views, plenty of storage and so much more.

Located approximately just 0.6 miles from Forest Hill station, this flat offers excellent transport links into London Bridge, Canada Water, Victoria, Waterloo, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including Dulwich Woods, Horniman Play Park, a variety of restaurants, coffee shops, gastro pubs, cafes.

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

EPC: D | Council Tax Band: C | Lease: 129 years remaining | SC: £TBC | GR:£TBC | BI: £TBC

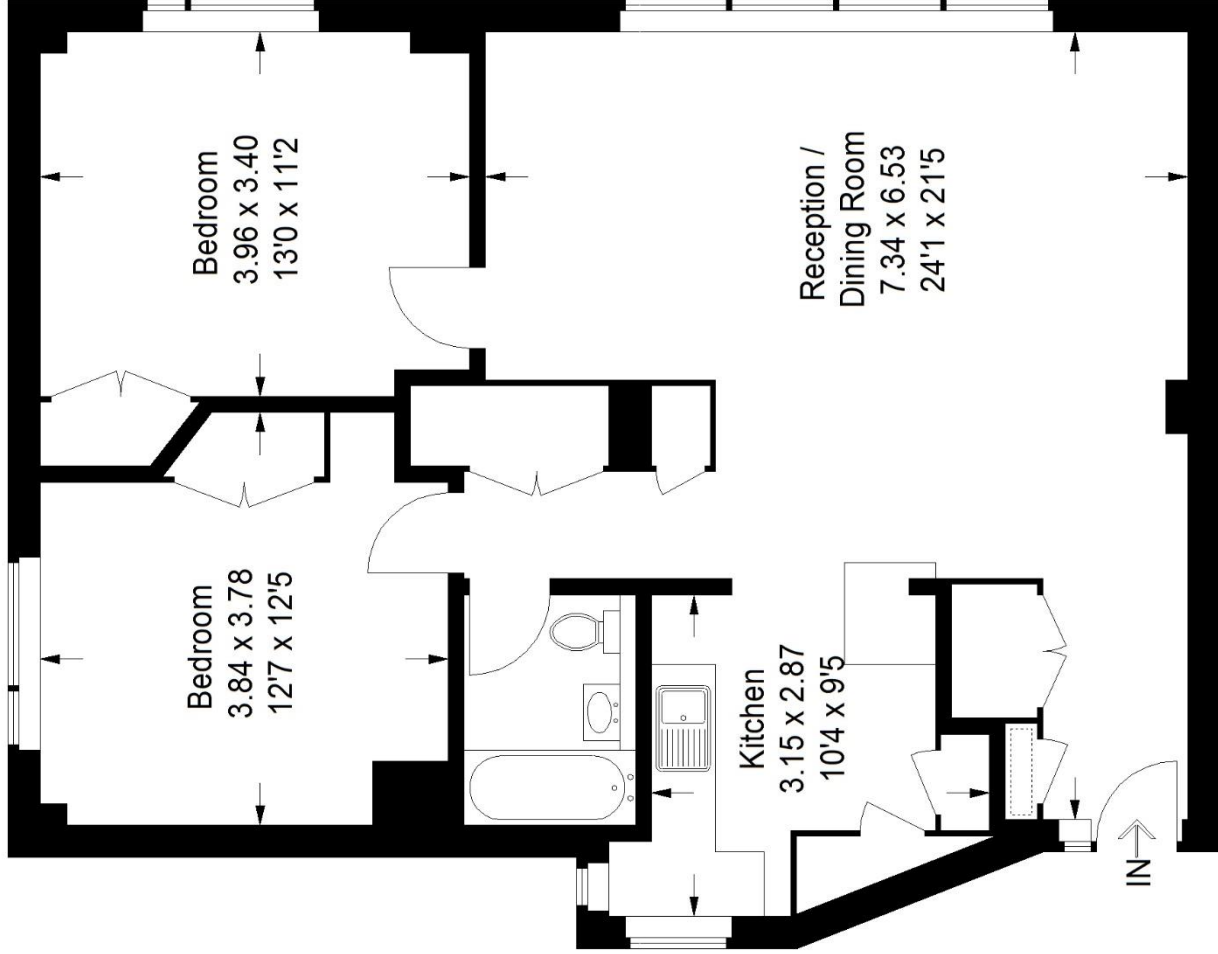




# Floorplan

## Frobisher Court, SE23

Approximate Gross Internal Area  
81.6 sq m / 878 sq ft



### Sixth 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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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