



Stanstead Road, SE23
Offers in excess £375,000

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In general

- Chain free
- Share of freehold
- Two double bedrooms
- Period conversion
- Split-level
- Eat-in kitchen
- Large front reception room
- 0.1 Miles to Forest Hill station

In detail

A bright and spacious, split-level, two double bedroom Victorian conversion for sale just moments from Forest Hill station. Offered chain free.

The property is set on a quiet one-way section of Stanstead Road and comprises a spacious front reception room, large eat-in kitchen, two double bedrooms, neutral bathroom suite. Further benefits include plenty of storage, double glazing and various period features.

The property is situated just 0.1 miles to Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

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

EPC: C | Council Tax Band: B | Lease: 104 years remaining | SC: Nil | GR: Nil | BI: £400



Floorplan

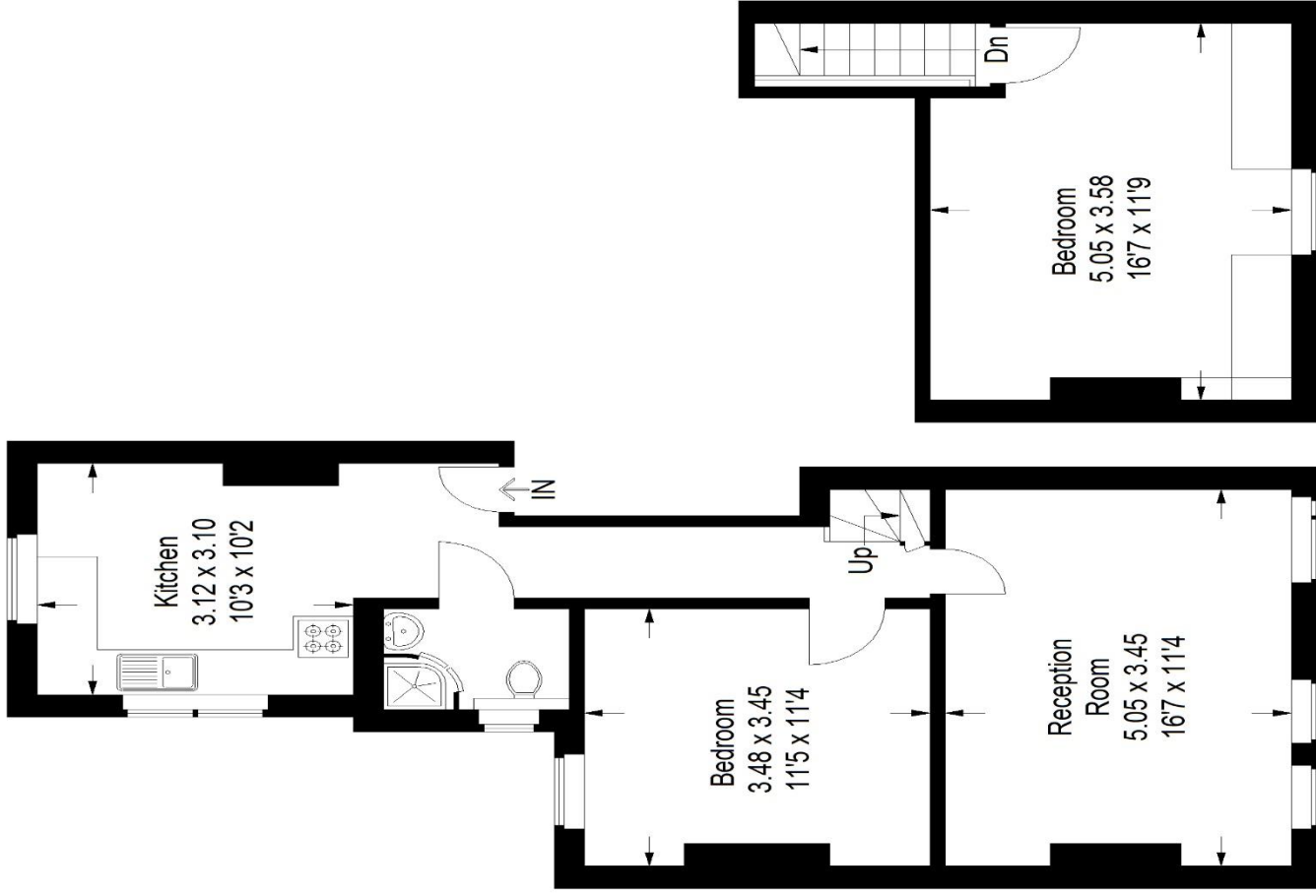
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Approximate Gross Internal Area

First Floor = 51.0 sq m / 549 sq ft

Second Floor = 19.7 sq m / 212 sq ft

Total = 70.7 sq m / 761 sq ft



First Floor

Second Floor

 = Reduced headroom below 1.5m / 50

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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