



Sunderland Road, SE23
£325,000

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In general

- Offered chain free
- Bright and spacious reception room
- Separate fitted kitchen
- Neutral bathroom suite
- One double bedroom
- Share of freehold
- Communal garden
- 0.4 miles from Forest Hill station
- Garage

In detail

A beautifully presented one double bedroom first floor flat for sale on the very sought-after Sunderland Road in Forest Hill. Offered chain free and with a share of the freehold.

This lovely purpose built property comprises a bright and spacious reception room, separate fitted kitchen, neutral bathroom suite and one double bedroom. Further benefits include share of freehold, garage, communal garden, an abundance of light throughout and so much more.

The property is situated approximately 0.4 miles from Forest Hill station offering excellent transport links into London via National Rail and London Overground services. The property is also conveniently situated for various other local amenities, including a variety of restaurants, coffee shops, gastro pubs, cafes, Forest Hill swimming pools, ample green space, local parks and the very popular Horniman Museum.

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

EPC: C | Council Tax Band B | Lease: 981 years remaining | SC: £840pa | GR: £0 | BI: Included in SC



Floorplan

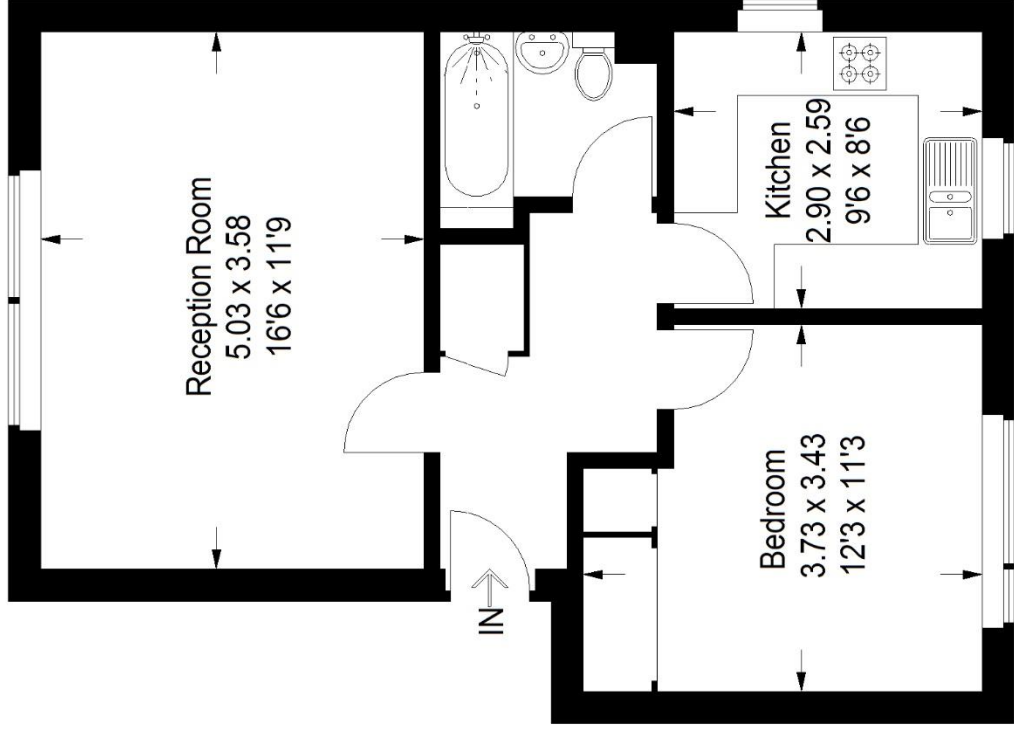
Sunderland Road, SE23

Approximate Gross Internal Area

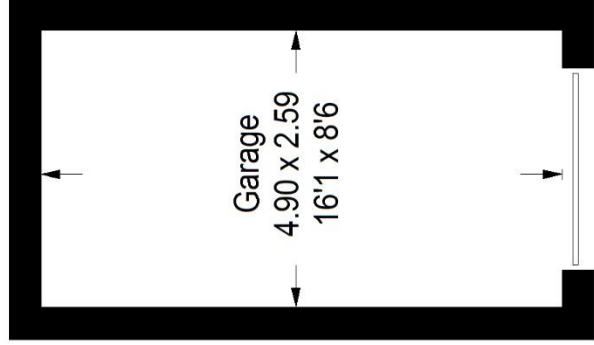
49.2 sq m / 530 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 62.1 sq m / 668 sq ft



First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

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

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