



44 Sunderland Road, SE23 | Guide Price £300,000

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In General

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

In Detail

Guide Price £300,000-£325,000. 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.

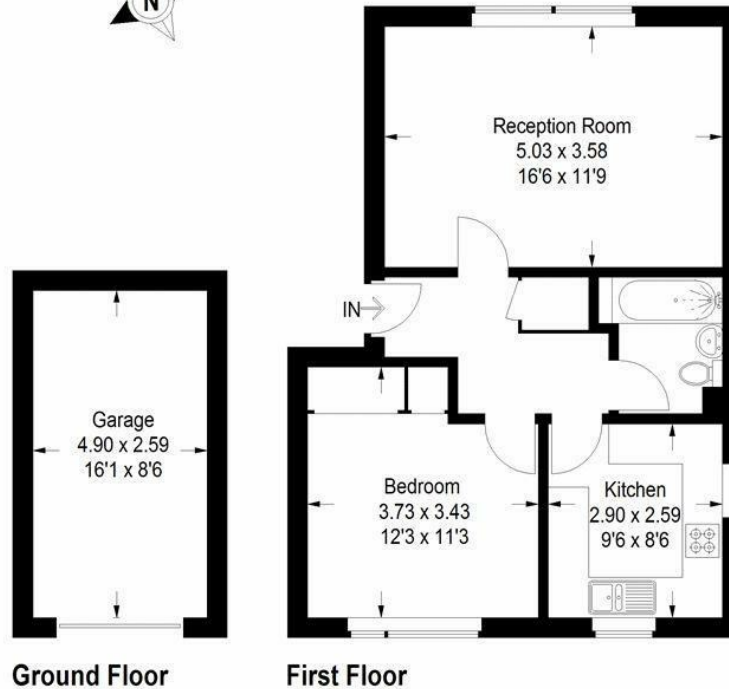
EPC: C | Council Tax Band: B | Lease: 981 years remaining | SC: £840pa | GR: £0 | BI: Included in SC



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



Ground Floor

First 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		79	79
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	