



Inglemere Road, SE23 | Guide Price £425,000

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## In General

- Chain free
- Brand new fitted kitchen
- Brand new bathroom suite with underfloor heating
- Two double bedrooms
- Private south-west facing terrace
- An abundance of light
- Communal front and rear gardens
- Dual aspect 19ft reception room
- Close to excellent transport links
- Near to local parks

## In Detail

\*Guide Price £425,000 - £450,000\* A very well presented two double bedroom, top floor apartment for sale with a private 42ft south-west facing terrace. Offered chain free.

This modern property comprises a bright and spacious 19ft reception room, brand new fitted kitchen, brand new bathroom suite with underfloor heating, two double bedrooms and a private south-west facing terrace which can be accessed from both the reception room and bedroom. Further benefits include an abundance of light, double glazing, communal garden, an excellent finish throughout and so much more.

The property is located approximately just 0.5 miles to Forest Hill station and 0.6 miles to Sydenham station offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations over London. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and parks.

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

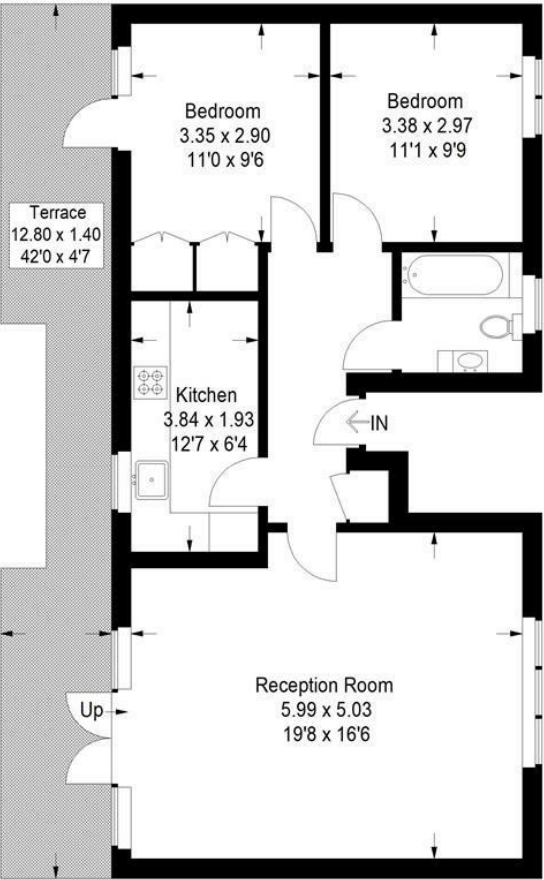
EPC: C | Council Tax Band: C | Lease: 112 years remaining | SC: £1,680 pa | GR: £250 pa | BI: Included in service charge



# Floorplan

Innes Lodge, SE23

Approximate Gross Internal Area  
71.4 sq m / 769 sq ft



## Third Floor

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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.

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

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