



Carholme Road, SE23 | Guide Price £375,000

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# In General

- Chain-free
- Share of Freehold
- 18ft reception room
- Two double bedrooms
- Separate fitted kitchen
- Neutral bathroom suite
- Well-maintained communal gardens
- Close to excellent transport links
- Off-street parking
- Abundance of light

# In Detail

**\*Guide Price £375,000 - £400,000\*** A very well presented two bedroom first floor apartment for sale on Carholme Road in Forest Hill. Offered chain-free.

This modern apartment comprises a spacious hallway, a bright 18ft reception room, separate fitted kitchen, two double bedrooms, and a neutral bathroom suite. Additional benefits include a share of the freehold, well-maintained communal gardens, off-street parking, secure bike storage, an abundance of light, plenty of storage, and much more.

The property is situated within close proximity of Forest Hill, Honor Oak Park, Catford and Catford Bridge stations, offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, cafes and local parks.

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

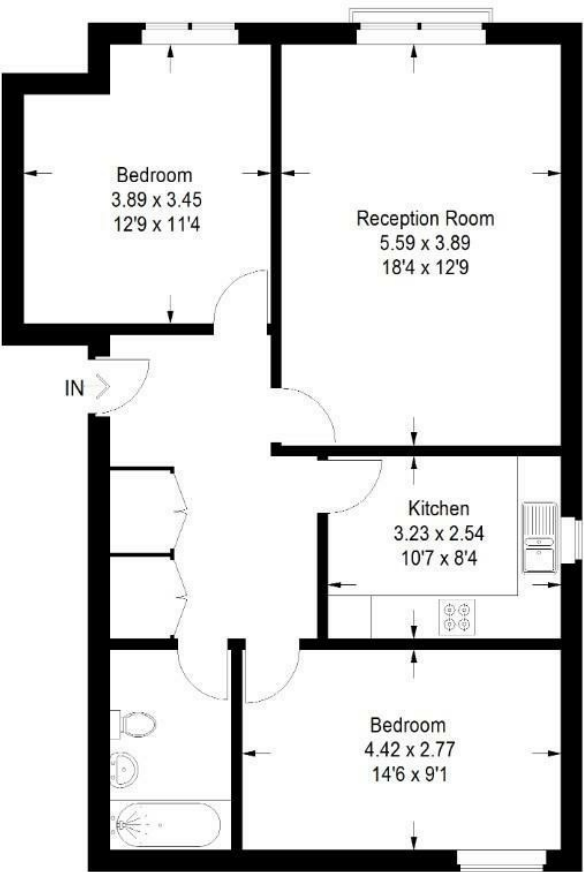
EPC: B | Council Tax Band: C | Share of Freehold - Lease: 996 years remaining | SC: £2,500 pa | GR: Nil | BI: Included in SC



# Floorplan

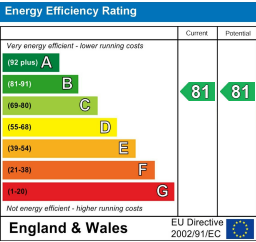
## Kendal House, SE23

Approximate Gross Internal Area  
74.9 sq m / 806 sq ft



### First 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.



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