



Sunderland Road, SE23 | Guide Price £600,000

02087029444

foresthill@pedderproperty.com

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In General

- Share of freehold
- 75ft Private rear garden
- Modern bathrooms suite
- Separate fitted kitchen
- Large reception room
- Popular location
- Close to Forest Hill station
- Two bedrooms
- Newly decorated
- Off-street parking

In Detail

An amazing two-bedroom ground-floor period conversion for sale on Sunderland Road, with direct access to a 75ft west-facing private rear garden and a share of the freehold.

This wonderful home comprises two bedrooms, the master featuring a large bay window, a modern bathroom suite, a spacious kitchen with integrated appliances, and a 75ft private landscaped rear garden. Additional benefits include a share of the freehold, off-street parking, recent redecoration, period features, an abundance of natural light, and much more.

The property is situated just 0.4 miles from Forest Hill station, offering excellent transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. It is also a short distance from various amenities, including restaurants, coffee shops, cafés, gastro pubs, and the remarkable Horniman Museum and Gardens.

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

EPC: D | Council Tax Band: C | Share of Freehold with underlying lease of 960 years | SC: £0 | GR £0 | BI: £250 pa



Floorplan

Sunderland road, SE23

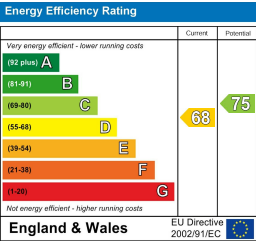
Approximate Gross Internal Area
73.2 sq m / 788 sq ft



Ground Floor

⋮ = Reduced headroom below 1.5 m / 5'0

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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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