



Churchwood Gardens, SE23 | £1,750 Per
Calendar Month

02087029444
foresthill@pedderproperty.com

pedder
We live local

In General

- One double bedroom
- Open-plan kitchen/reception room
- Modern bathroom suite
- Private terrace
- Close to excellent transport links
- Off-street parking available
- Video entry & alarm system
- Offered unfurnished
- Private gated development
- Popular location

In Detail

A spacious high-spec apartment to let in the very popular and private Churchwood Gardens development, set in the heart of Forest Hill.

This apartment comprises one double bedroom, a modern bathroom suite, a huge kitchen/reception room, and a private terrace. The flat has features such as integrated appliances, underfloor heating throughout, LED lighting, floor-to-ceiling windows, data points for DAB and Sky Q, an alarm system, video entry, fitted wardrobes, off-street secure parking, and so much more.

The property is located approximately 0.5 miles from both Forest Hill and Honor Oak Park stations, offering links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. It is also just a short walk to various local amenities, including a variety of restaurants, coffee shops, cafés, and the ever-popular Horniman Park.

Don't miss out, call the Pedder Lettings team to arrange a viewing today.

EPC: B | Council Tax Band: B | Offered Unfurnished | Available Late March | HD: £403.84 | SD: £2,019.23



Energy Efficiency Rating		Current	Prospect
Very energy efficient - lower running costs			
(B2 plus)	A	87	87
(B1-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

