

Perry Vale, Forest Hill, SE23

Guide Price £275,000 - £280,000

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This charming, mid-century two-bedroom conversion (470 Sq. Ft) is situated on Perry Vale and comes with communal garden, a 93-year lease and is being sold chain free.

Perry Vale is 0.3 miles from Forest Hill Station which offers National Rail direct links to London Bridge and London Victoria. The London Overground Line also offers access to Shoreditch, Canary Wharf & Highbury Islington.

The property is well presented throughout and comes with a large reception room and two good sized bedrooms. The reception room is a good size and flows effortlessly with the kitchen. The

modern kitchen which has been recently installed within the last month, comes with plenty of workspace and wall and base units.

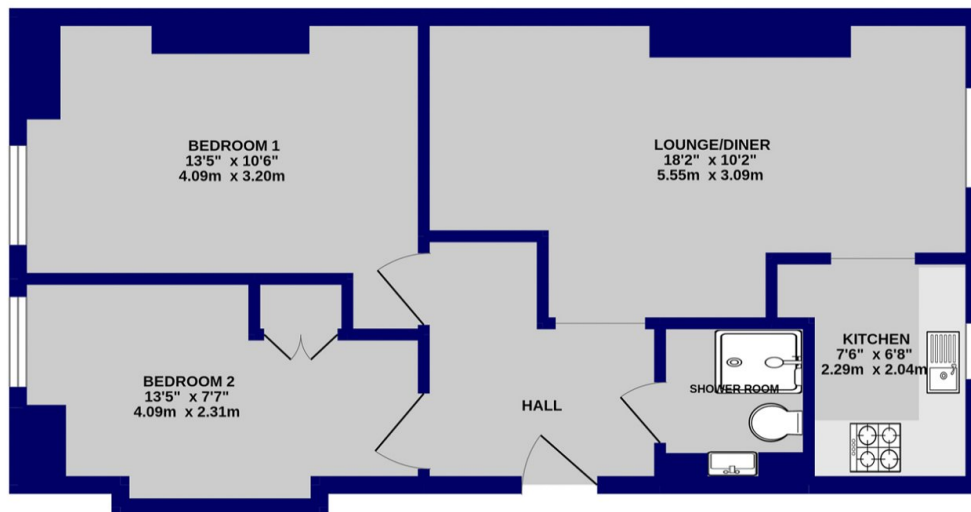
The bathroom consists of a smart tiled shower and is in good working order.

Perry Vale is a short stroll from both London Road & Dartmouth Road which has a vast array of cafes, bars, and independent restaurants. You are also very close to green spaces such as The Horniman Gardens and Blythe Hill. There is also the additional benefit of a new local gym opening soon which is walking distance from the flat.

Key Features

- Please Quote Ref; TH0310 For All Enquiries
- 93 Year Lease
- Chain Free
- 470 Sq.Ft
- Walking Distance To Mayow Park
- £275,000-£280,000
- Communal Garden
- Lower Ground Floor Flat
- 0.3 Miles From Forest Hill Station (National Rail & London Overground)
- Great FTB or BTL Property

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 470 sq.ft. (43.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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