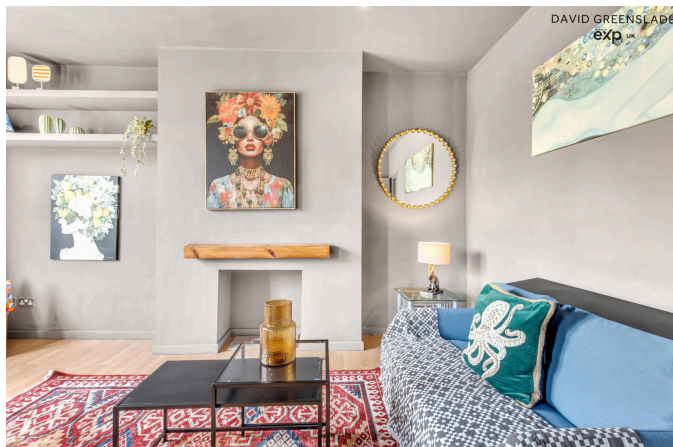


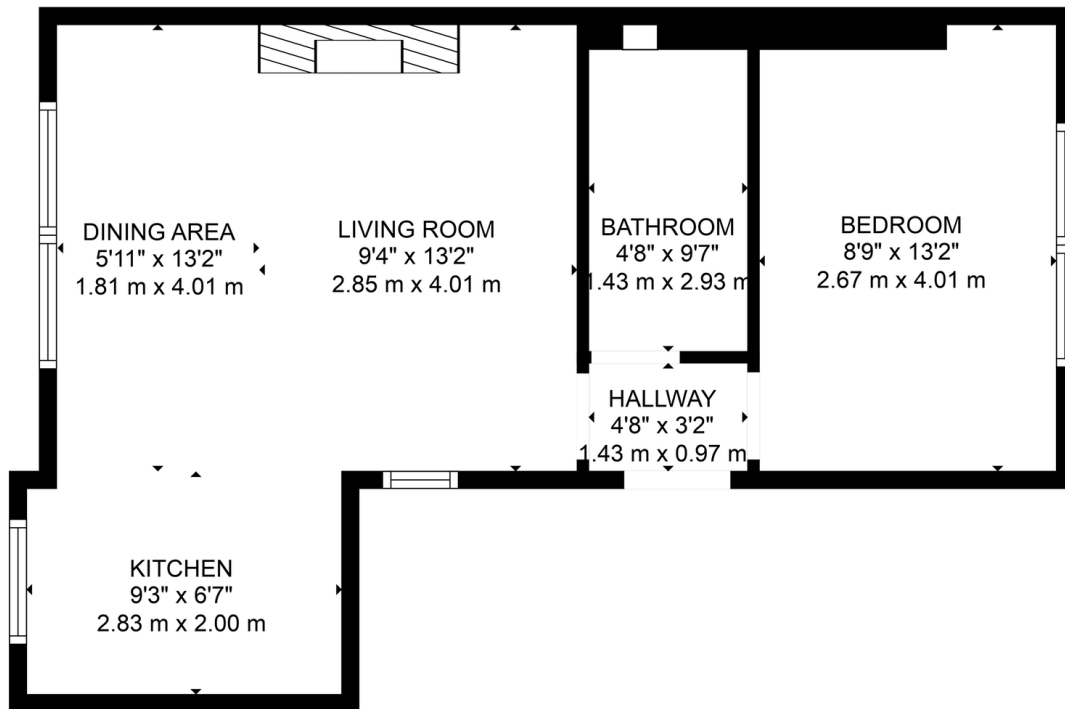
## Sunderland Road, SE23

Guide Price £400,000

1 1 1



- Chain Free
- Private Garden With Summer House
- First Floor Victorian Period Conversion
- Open Plan Lounge/Kitchen
- Spacious Bedroom
- Low Service Charge
- Close To Central Forest Hill
- Unrestricted Street Parking
- Please Quote Ref DG0640
- 



TOTAL: 448 sq. ft, 42 m2  
FLOOR 1: 448 sq. ft, 42 m2  
EXCLUDED AREAS: WALLS: 51 sq. ft, 4 m2  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Offered Chain Free. An Immaculate One Bedroom First Floor Flat with Private Garden in Forest Hill, SE23.

Discover this charming home tucked away in one of Forest Hill's most picturesque, tree lined streets, Sunderland Road. This beautifully maintained Victorian semi detached residence presents an immaculate one bedroom first floor flat, complete with its own private section of garden and a delightful summer house.

Lovingly maintained by its current owners, this home is truly ready to move straight into, offering a seamless transition to your new life in SE23.

Inside, You Will Find:

**A Bright Open Plan Kitchen/Living Space:** Flooded with natural light thanks to large sash windows, creating an inviting and airy atmosphere for relaxation and entertaining.

**A Generously Sized Double Bedroom:** A peaceful sanctuary designed for comfort.

**A Well Appointed Bathroom:** Featuring stylish tube station style tiles, adding a touch of contemporary elegance.

**Nest Central Heating:** Ensuring optimal comfort and energy efficiency throughout the year.

**Private Outdoor Oasis:** Step outside to discover your own beautifully maintained private garden, featuring a charming summer house. This serene space offers the ideal spot to relax, work from home amidst nature, or entertain friends and family. Crucially, the garden and the back of the property are wonderfully private and not overlooked, thanks to the mature leafy trees providing a natural, verdant screen.

**Exceptional Conveniences:** Adding to the appeal, this home benefits from unrestricted street parking, a rare and invaluable asset in this sought-after area, ensuring convenience right at your doorstep.

**Beyond the Apartment – A Lifestyle Defined:** This location is truly all about lifestyle. Forest Hill town centre is just a short stroll away, offering a fantastic mix of independent coffee shops, popular brunch spots, unique boutique stores, and a vibrant array of restaurants and bars.



#### Local Favourites Include:

St David Coffee House: A local gem for artisan brews and a relaxed brunch.

Canvas & Cream: A popular café, gallery, and restaurant with a creative community vibe.

The Sylvan Post: A quirky bar set in a former post office, serving craft beers and delicious Sunday roasts.

Big Cheeks Thai: A must-visit for delicious, authentic Thai food.

BOnA: Widely regarded as one of the best places in SE London for authentic sourdough pizza.

The Dartmouth Arms: A cosy and stylish pub, perfect for evenings with friends.

Green Escapes & Outdoor Bliss: For green space lovers, the renowned Horniman Gardens and Horniman Museum are close by, providing some of the best panoramic views of London and hosting regular local events. You are also just a stone's throw from Mayow Park, a local favourite complete with a community café, tennis courts, and leafy walking routes, perfect for enjoying the outdoors.

Superb Commuter Connections: You're exceptionally well-connected! Forest Hill Station (just 0.3 miles away) offers quick and direct access to major hubs including London Bridge, Canada Water, Shoreditch High Street, and Highbury & Islington via the Overground and National Rail services, making your commute a breeze.

This apartment represents a perfect blend of period charm, modern living comforts, and an unbeatable SE23 lifestyle. An opportunity not to be missed!

SERVICE CHARGE - £950 PA

GROUND RENT - £172 PA

LEASEHOLD - 100 YEARS REMAINING

COUNCIL TAX BAND - B