



ALEX BRITEZ CABRAL

exp[®] UK

@ alex.cabral@exp.uk.com

🌐 alexbritezcabral.exp.uk.com

📞 07774 123 444



QUOTE AB0697

Guide Price - £475,000 - £525,000

Representing excellent value, this is a spacious three bedroom maisonette situated on a popular residential street within Forest Hill. Arriving to market with no onward chain, this unique property offers nearly 850 Sq Ft, a private rear garden, share of freehold, and offers potential to extend (STPP). This is a fantastic opportunity to create an ideal family living space. Forest Hill Station (Overground) and Catford / Catford Bridge Stations (Overground) are located within one mile; while the many local amenities of Forest Hill, Brockley, and Sydenham are also easily accessible. The green open spaces of Blythe Hill Fields are also easily accessible, as is the Wildcat Wilderness Community Space. Viewing is highly recommended.



**Floor Area**

832 sq. ft.

Tenure

Share Of Freehold

Service Charge

£398 per annum

Ground Rent

£0 per annum

**Kilmorie Road, SE23**

Appx. gross internal area

77.29 sq m / 832 sq ft

Ground Floor
Entrance

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The property is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC