

FOR SALE



Bank Chambers, Forest Hill, SE23

GUIDE PRICE £250,000 Leasehold

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Property Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £250,000.

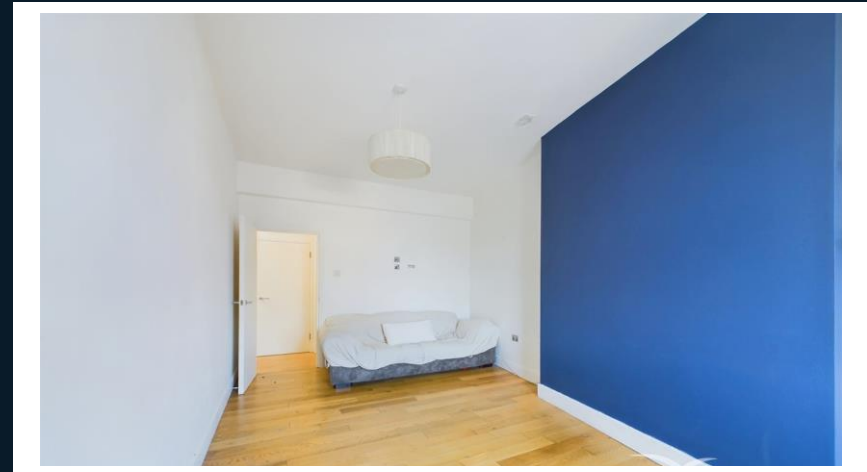
Samuel Estates is delighted to present this one-bedroom flat, located on the second floor of an imposing historic building in the heart of Forest Hill.

This charming property features a welcoming hallway with a built-in storage cupboard, a fully fitted kitchen, a contemporary bathroom, a master bedroom, and a lovely reception room. The flat seamlessly combines modern comfort with historic elegance.


Conveniently situated on London Road, the flat is within close proximity to Forest Hill station, offering excellent transport links to London Victoria and London Bridge. Additionally, the vibrant amenities of East Dulwich and Sydenham are easily accessible, providing a wide selection of shops, cafes, and restaurants.

This one-bedroom flat offers a perfect blend of historic charm, modern amenities, and prime location, making it an ideal choice for discerning buyers.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		72
55-68 D	54	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



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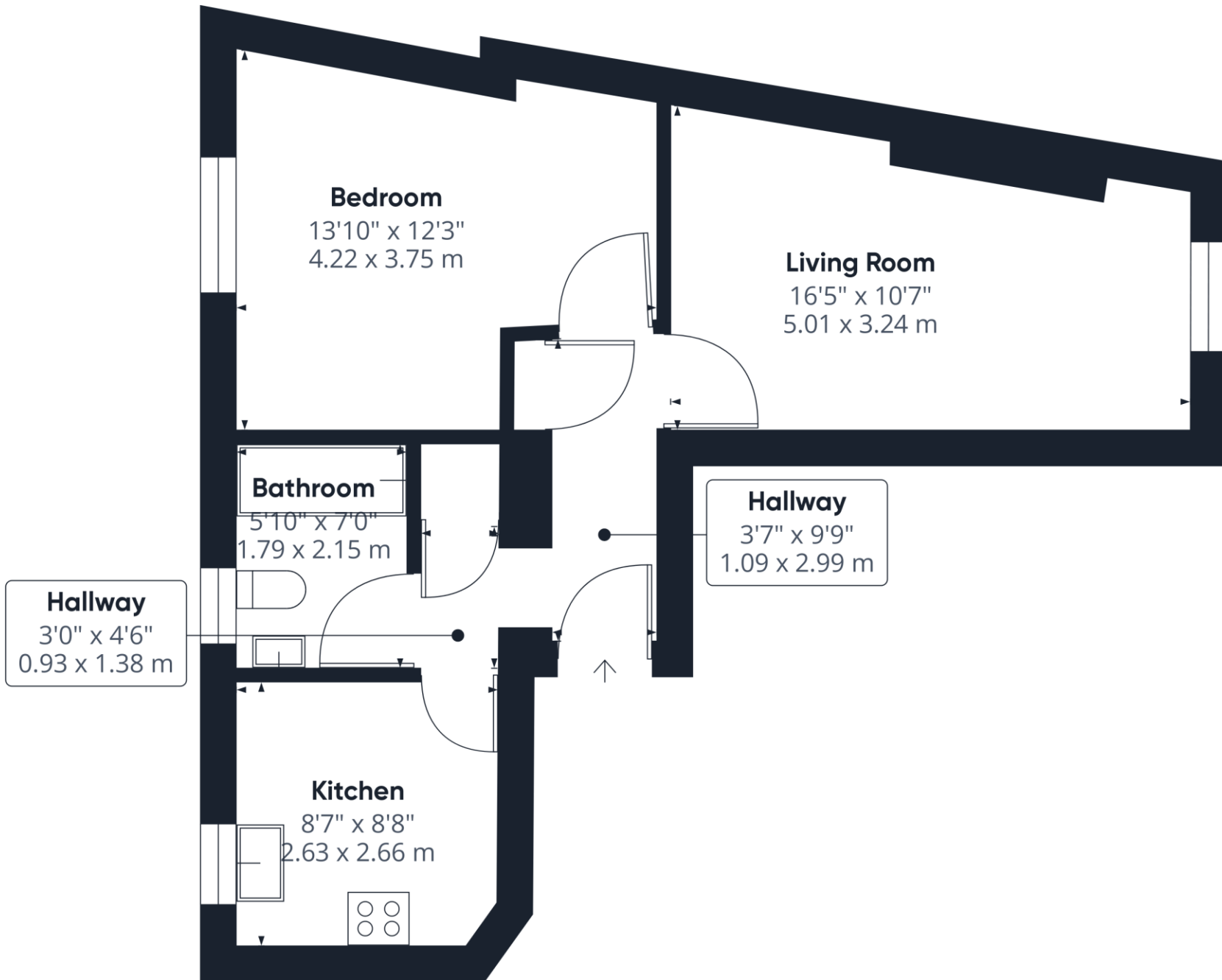


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Approximate total area⁽¹⁾
474.46 ft²
44.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Material Information

Tenure – Leasehold

Length Of Lease – 109 years remaining

Ground Rent – £250pa

Building Insurance - £382pa

Council Tax Band – B

Local Authority – Lewisham Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
No Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Ultrafast



Mobile Signal
Good Coverage

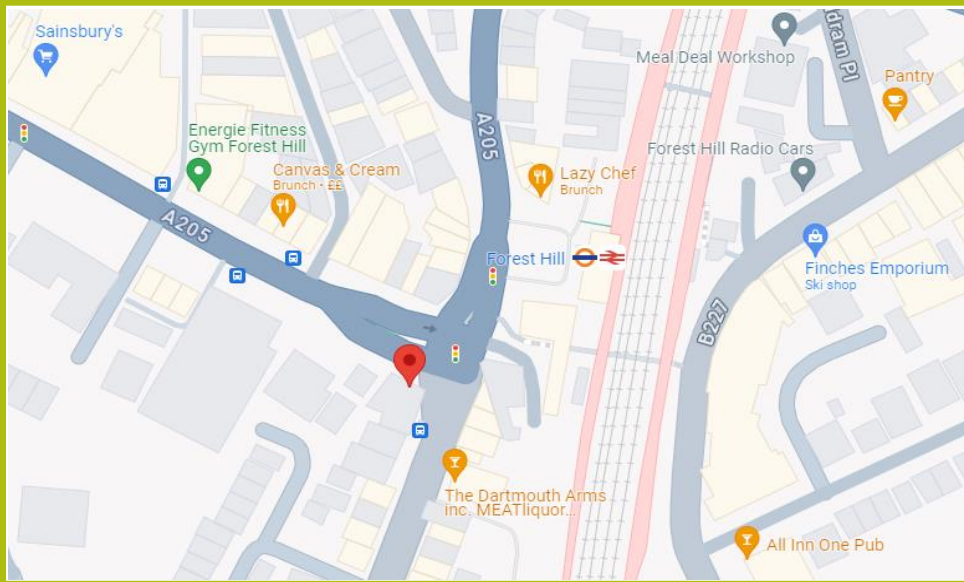


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

