

TO LET



Vancouver Road, Forest Hill, SE23

£1,500.00 PCM

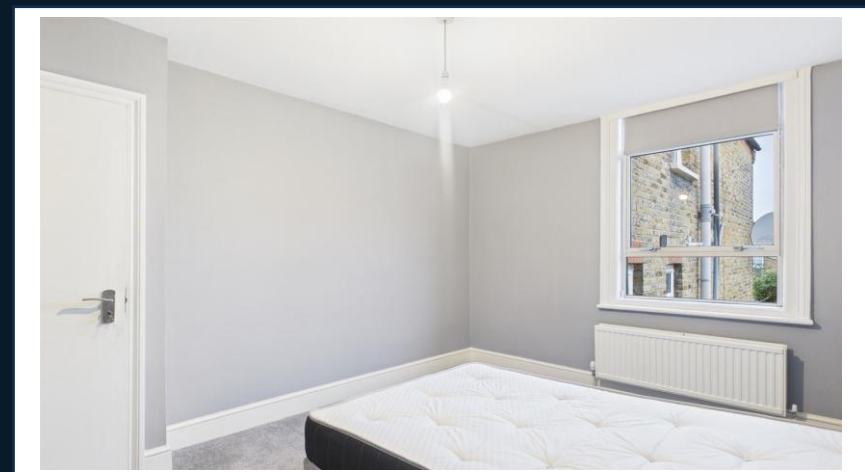


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Property Description

A spacious and well-presented split-level one bedroom flat set on the quiet and residential Vancouver Road, Forest Hill, SE23. The property comprises a double bedroom, a upstairs extra room which can be used for guests or a study, a bright and generously sized living room with space for dining, a separate contemporary kitchen, and a stylish three-piece bathroom with shower over bath.

Further benefits include double-glazed windows, and free on-street parking. Ideally positioned around a 15-minute walk from both Catford Station (Thameslink) and Catford Bridge Station (Southeastern), the flat also enjoys excellent bus links. A wide range of popular pubs, restaurants, and shops are within easy reach.



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.

Material Information

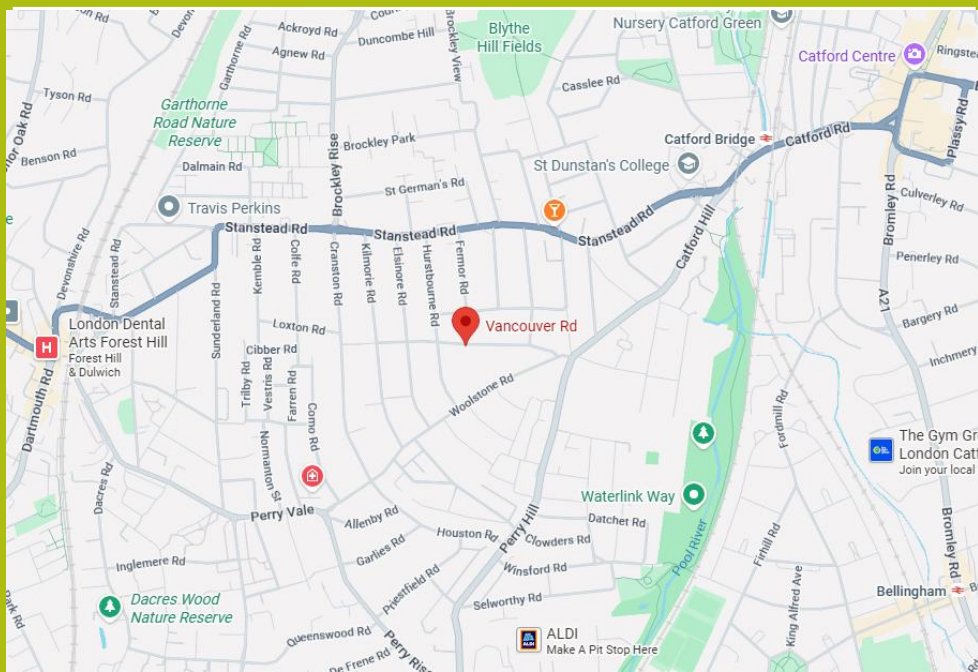
Date Available – 03/01/2026

Holding deposit amount – £346

Security Deposit amount (Five weeks rent) – £1,730.00

Council Tax Band – C

Local Authority – Lewisham Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



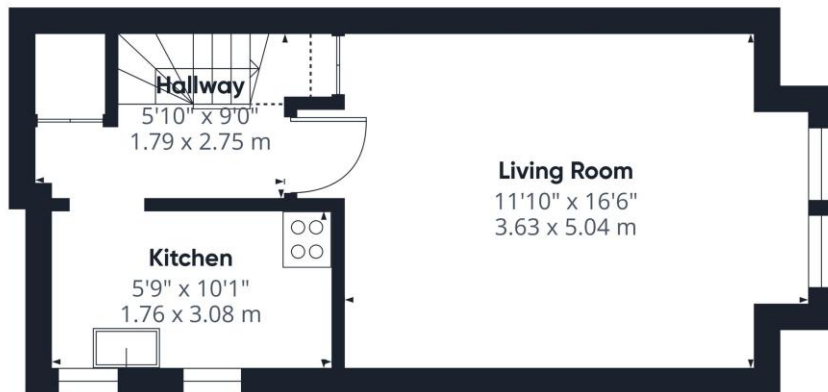
Mobile Signal
Good Coverage



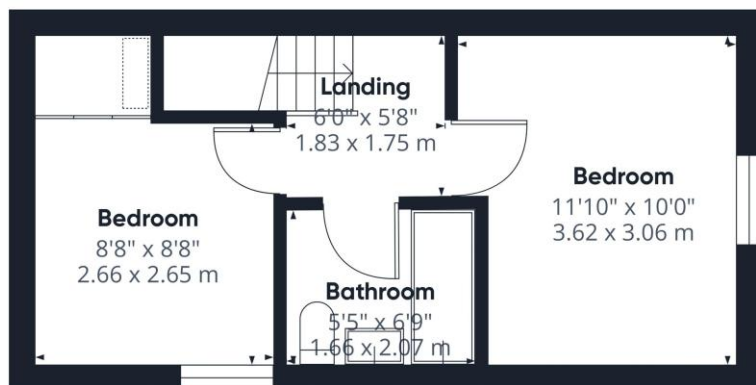
Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

570 ft²
52.9 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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