



## Perry Rise, Forest Hill

Offers In Excess Of £525,000



## Property Summary

Propertyworld is pleased to act as sole agents on this stunning **THREE** bedroom first floor maisonette with a **PRIVATE ENTRANCE**, loft & a **PRIVATE GARDEN**. This fabulous property is beautifully presented and benefits from spacious and beautifully proportioned accommodation, a gorgeous kitchen / diner, lots of natural light, a top spec finish and much more. Ideal as either a **FIRST TIME BUY** or for those seeking a step up the ladder and looking for more space. Located on a popular road of period properties, within easy access to both Sydenham and Forest Hill - the property is perfectly positioned for lots of local amenities, cafes, restaurants and extensive transport links.

The details include: a fabulous kitchen with dual aspect and direct access to the private rear garden, integrated spotlights, gorgeous high gloss units and stunning Quartz worktop, integrated ceramic hob, oven, instant boiling water tap and space for a large dining room table and chairs. To the front there is a beautiful lounge with a stylish yet cosy feel, including period fireplace, fitted carpet, two tone decor, bay window and bespoke timber shutters. There are **THREE BEDROOMS** - 2 generous doubles and 1 single - all beautifully presented and flooded in natural light. To finish the internal areas is a beautiful bathroom which includes: walk in shower, three piece suite, heated towel rail and half tiled walls. The garden to rear is spacious with direct access leading from the kitchen, with a seating area, bespoke timber raised beds and "lawned" area to centre. A simply stunning property. Call Propertyworld on 0208 488 0011 to book your appointment to view.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

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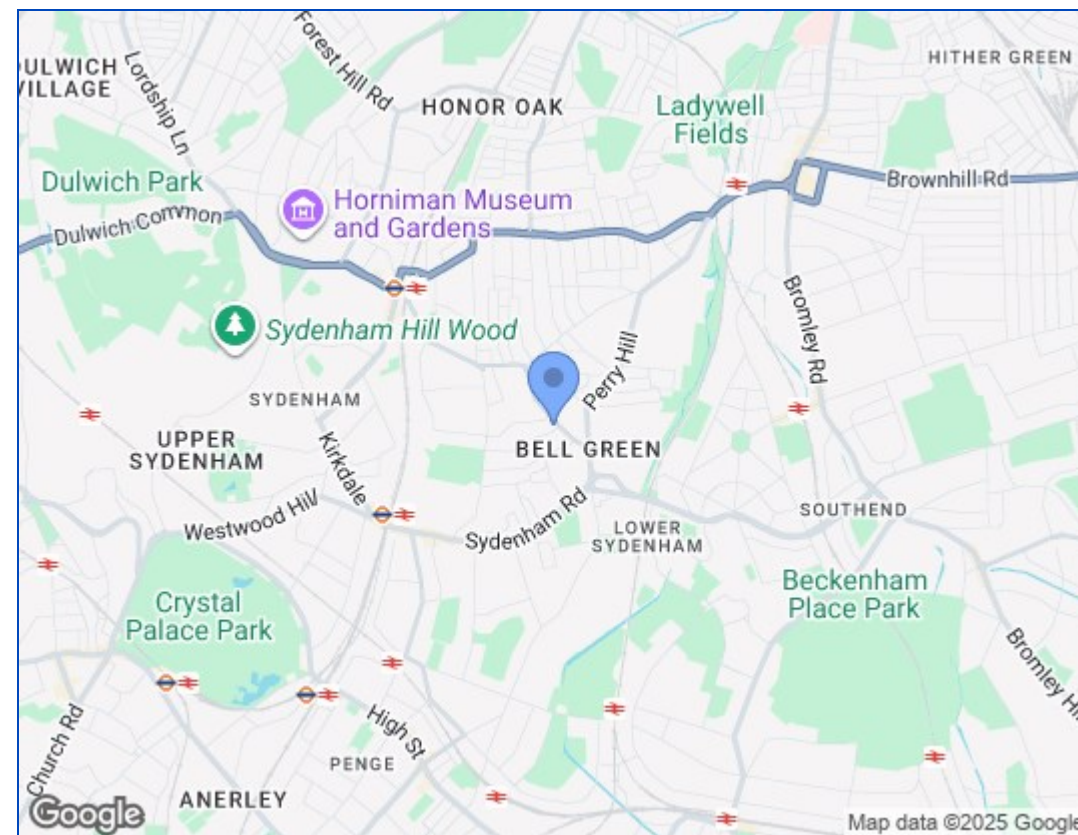
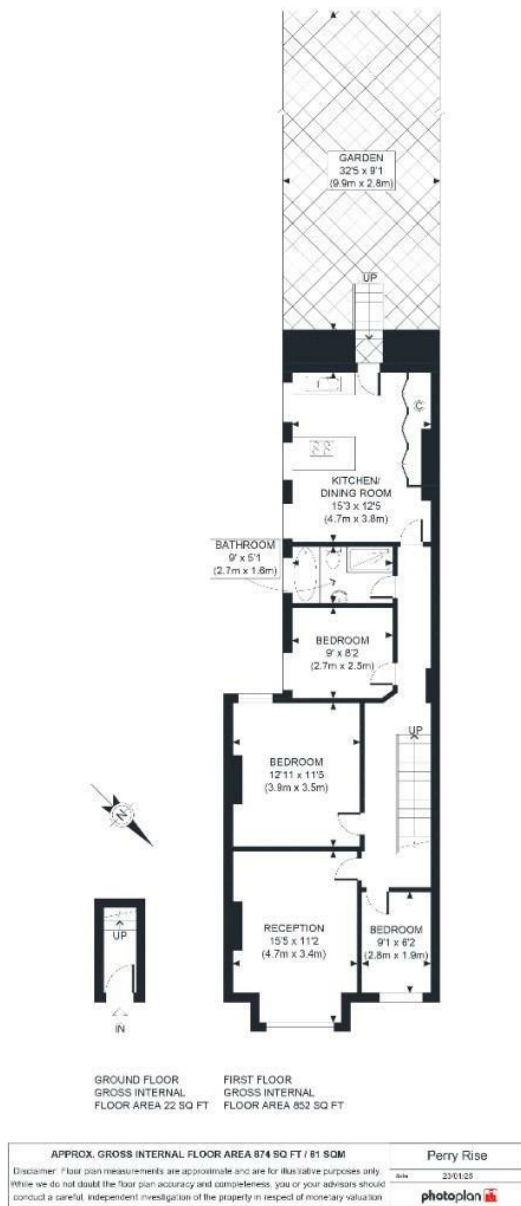
- Three bedroom maisonette
- Period property
- Stunning interior
- **PRIVATE GARDEN** (direct access)
- **LOFT**
- **PRIVATE ENTRANCE**
- Spacious / flooded in light
- Excellent location
- Must be viewed
- EPC rating is D / council tax is C

## Our Vendor Loves...

We've loved making this our home for the last five years. With lots of space, a private garden, and our own front door, we can often forget it's a flat! The kitchen is the perfect space for entertaining, the living room is great for relaxing, and we've found working from home easy with three bedrooms. The garden is filled with sunshine in the summer. The flat is perfectly located to enjoy both Forest Hill and Sydenham. Mayow Park is just around the corner and both Crystal Palace and Beckenham Place are also close. We are spoiled for choice for pubs and cafes, and commuting is easy with both London Overground and Southeastern services within walking distance. We have made many happy memories here







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 77        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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