

## 2 Bedroom Apartment for Sale - Guide Price £350,000

Dartmouth Road, Forest Hill, London, Lewisham, SE23 3HN



### KEY FEATURES:

- GROUND FLOOR • PRIVATE GARDEN • TWO BEDROOMS • OPEN PLAN MODERN KITCHEN • EXCELLENT TRANSPORT LINKS • BRIGHT LIVING SPACE • CHAIN FREE

## Description

Residenza is delighted to bring to the market a well-presented ground floor flat that offers a generous and well-balanced accommodation, centred around an impressive open-plan kitchen, reception and dining room extending over 29 ft, ideal for both comfortable living and entertaining. The space is filled with natural light and opens directly onto a private garden, creating a seamless indoor-outdoor flow.

The modern fitted kitchen is thoughtfully arranged with ample cabinetry, space for appliances and extensive worktop space, perfectly complementing the sociable layout.

There are two well-proportioned double bedrooms, offering good natural light and flexible accommodation, ideal for guest space, a home office or additional storage.

The bathroom is finished with white wall tiling throughout, creating a clean and bright feel, and is fitted with a full-sized bath with overhead shower.

## Location

Situated on Dartmouth Road in the heart of Forest Hill, this property enjoys a highly convenient and well-connected South East London location. Forest Hill station is within easy reach, providing regular services to London Bridge as well as London Overground links, offering excellent connectivity across the capital.

The area is well known for its vibrant yet community-focused atmosphere, with a wide range of independent cafés, restaurants, leisure facilities such as Forest Hill Pools, Library and local shops nearby, alongside larger supermarkets and everyday amenities.

Green spaces are a particular highlight, with the popular Horniman Gardens and Dulwich Park both within close proximity, offering scenic outdoor space, walking routes and leisure facilities.

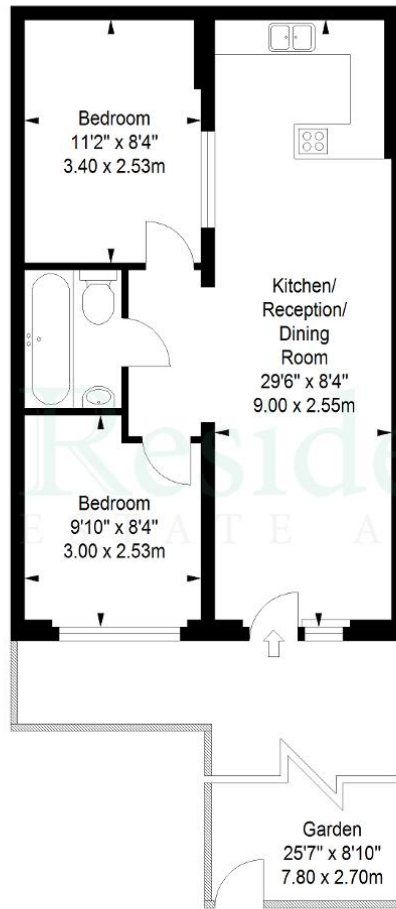
The location also benefits from a good selection of well-regarded schools including Kilmore Primary School, Dalmain Primary School and Forest Hill School, making it particularly appealing for families and is ideally positioned for access to neighbouring areas such as Dulwich, Sydenham and East Dulwich, making it an attractive choice for a wide range of buyers.



## Floorplan(s)

### Dartmouth Road

Approximate Gross Internal Area  
500 sq ft / 46.45 sq m



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		