



Siddons Road, SE23 | £450,000

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In General

- Two bedroom
- Period conversion
- Private garden
- First floor
- Large open-plan kitchen and dining area
- Plenty of storage
- Great condition
- Excellent transport links
- Close to local amenities

In Detail

A very well presented two bedroom period conversion on the popular Siddons Road in Forest Hill available for sale.

Situated on the first floor, this lovely property comprises two bedrooms, a large open-plan kitchen and living area installed with a new oven and built-in dishwasher and a modern bathroom suite. Further benefits include a private garden, plenty of storage, an abundance of natural light and so much more!

Located within close proximity to Forest Hill, Honor Oak Park, Catford and Catford Bridge stations offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, parks and cafes.

EPC: D | Council Tax Band: B | Lease: 98 years remaining | SC: £677.76 pa | GR: £10 pa | BI: Incl. in SC

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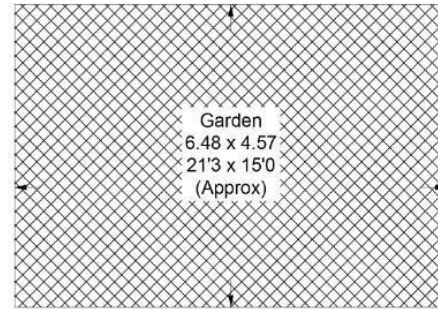
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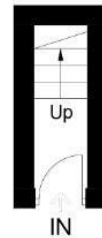
Floorplan

Siddons, Road, SE23

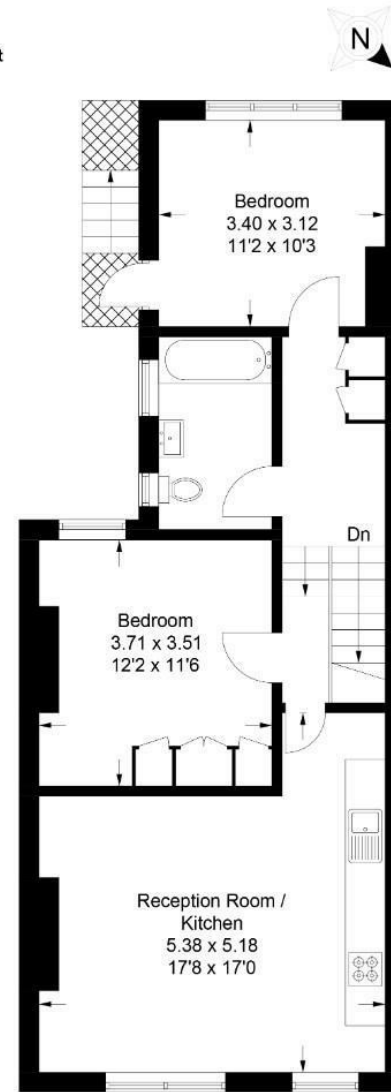
Approximate Gross Internal Area = 65.2 sq m / 702 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1264860)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101) B		
69-80) C		
55-68) D	68	74
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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