



**Queenswood Road, Forest Hill**

Asking Price £575,000



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## Property Summary

Propertyworld is proud to act as sole agents on this stunning, two bedroom, ground floor period property with SHARE OF FREEHOLD & PRIVATE GARDEN. This gorgeous flat is spacious, beautifully proportioned throughout with a stunning interior and an exquisite attention to detail. Its rare and beautiful, packed with period detail and lots of charm.

The details include: the reception to the front is a delightful room with a large bay window that floods the room in natural light, bespoke plantation shutters, stripped wooden flooring, a stunning period fireplace and gorgeous recess shelving. There are two bedrooms - one double, and one large single /or small double - both are beautiful. The master is flooded in light and includes stripped wooden floors and a hand made built in wardrobe. To the rear is a fabulous kitchen diner that is almost 16ft x 13ft with high spec shaker style units painted in Olive green, solid wooden worktops, tiled flooring and spotlights. Spacious enough to accommodate a large table and chairs, the kitchen is a wonderful warm space and the real hub of the property. To side is the stunning bathroom (renovated fully by the current owners) which is styled with a nod to the age and period of the property, and includes: a large walk in shower, two piece suite, beautiful ceramic floor tiles, towel rail and more. An impressive room. The landscaped rear garden is South Easterly facing and truly stunning. With a wide side return that provides lots of additional space and storage in total it measures nearly 90ft in length.

Queenswood Road is a popular residential location, with a mix of handsome Edwardian and Victorian housing, within an easy walk of both Sydenham and Forest Hill stations. Both offer a wealth of independent shops, cafés and eateries. The award winning Mayow Park, and the new Brown and Green café that recently opened within its grounds are at the top of the road.

Penge Sales  
020 8659 1005  
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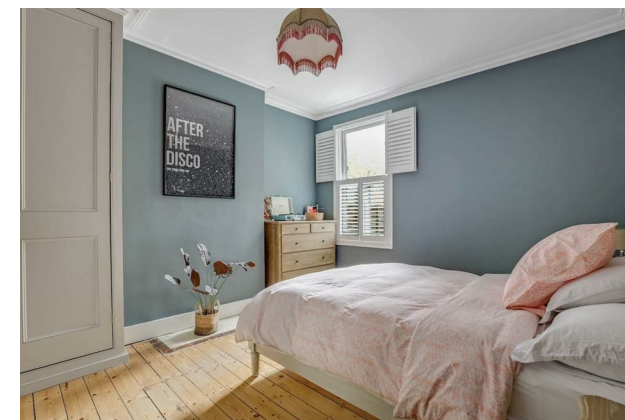
## Property Summary

- Two bedroom flat
- Ground floor
- Period property
- PRIVATE GARDEN
- SHARE OF FREEHOLD
- Stunning interior
- Fabulous road
- Exquisite attention to detail
- Spacious property
- EPC rating is D, Council tax is C

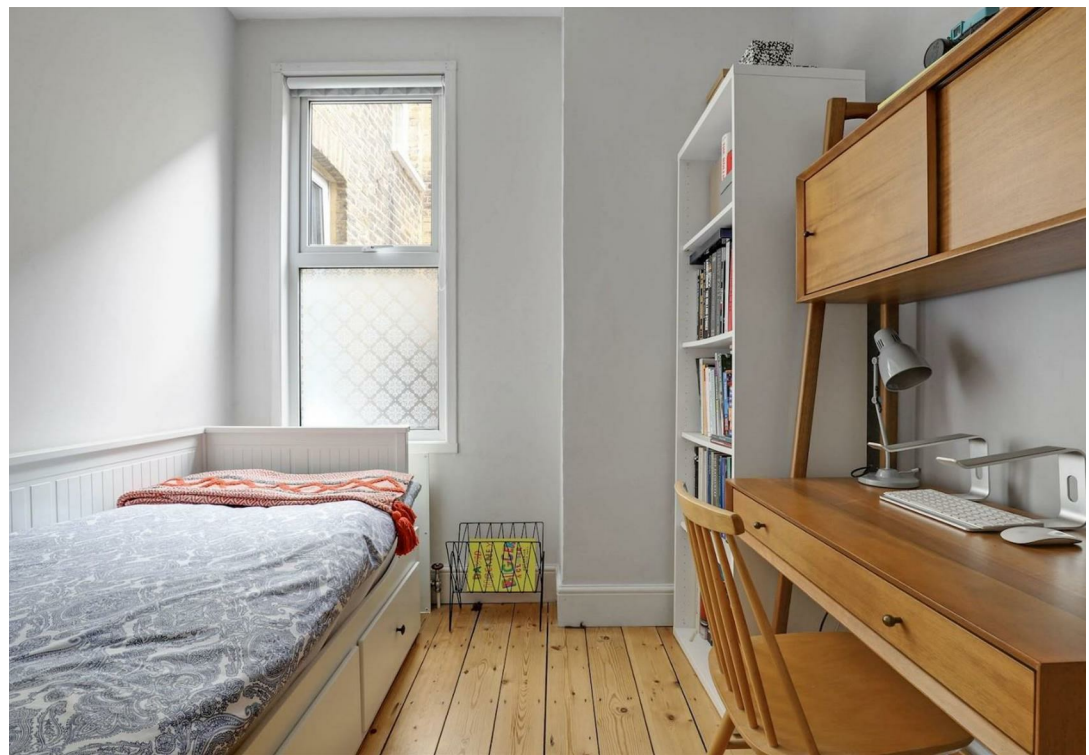
## Our Vendor Loves...

Our Vendor Loves..

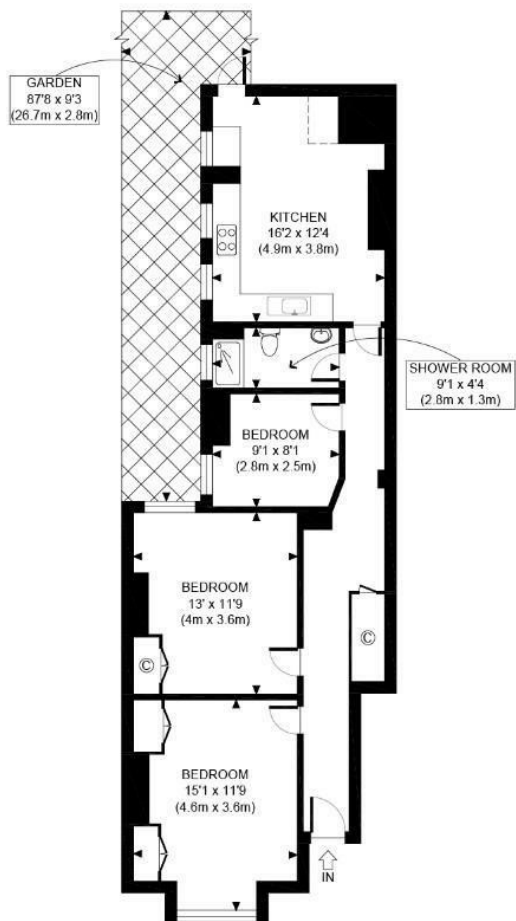
"It was an ideal first home. The flat, Queenswood Road and leafy Sydenham are have a great local neighbourhood feel, just far enough away from central London to feel like you can disconnect but close enough not to feel cut off. We've loved the flat's high ceilings and wooden floors. The lay out means you never feel like you're on top of each other - ideal if you're both working from home. It's somehow both cosy in the winter and yet cool and light in the summer, when the garden really does feel like another room. The pride and joy, however, is the kitchen. Whether it's a lazy breakfast basking in all the morning light, a quiet dinner, or entertaining all evening, it's the absolute heart of the home".



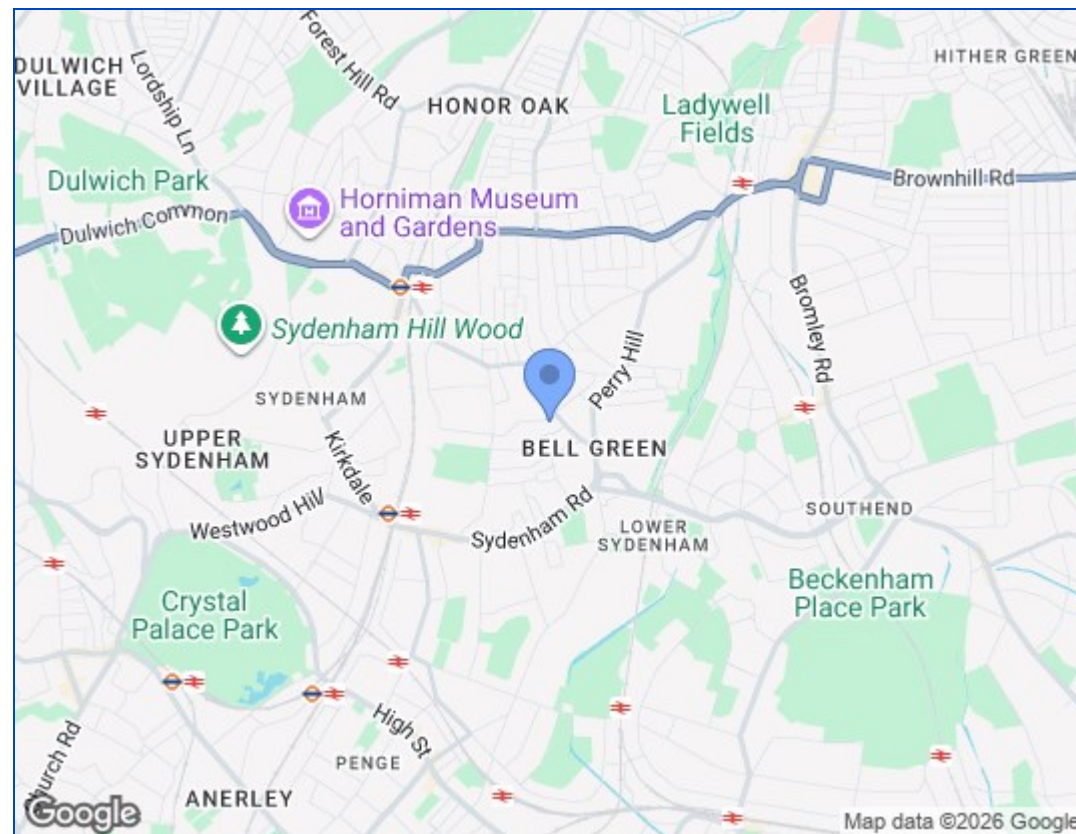








<b>APPROX. GROSS INTERNAL FLOOR AREA 806 SQ FT / 75 SQM</b>	<b>queenswood Road</b>
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Date: 25/09/25
	<b>photoplan</b>



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>		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

