



Sunderland Road, SE23 | £325,000

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# In General

- Chain free
- Share of freehold
- Abundance of natural light
- Excellent transport links
- Close to local amenities
- Beautiful shared garden
- One double bedroom
- Separate fitted kitchen
- Modern bathroom
- Excellent finish

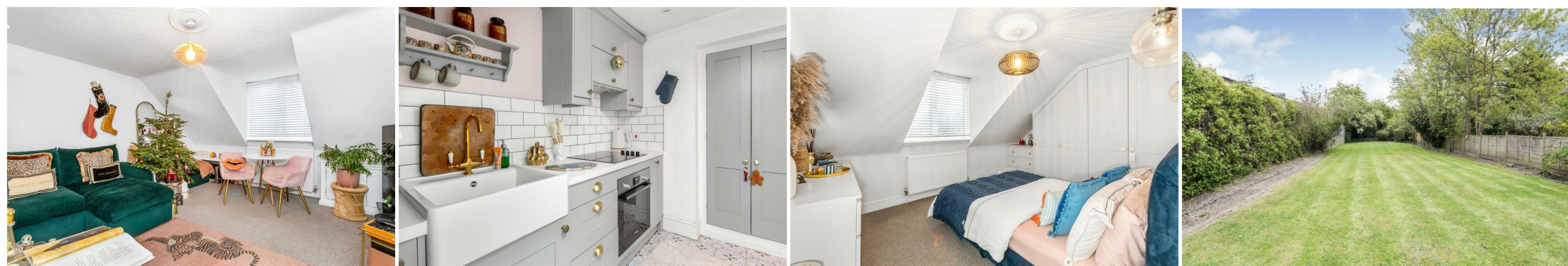
# In Detail

A beautifully presented one-bedroom period conversion for sale on the very popular Sunderland Road in Forest Hill, offered chain-free and with a share of the freehold.

This wonderful apartment comprises one double bedroom, a modern bathroom suite, a charming reception room and a separate fitted kitchen. Further benefits include parking on the drive, plenty of storage, double glazing, fitted wardrobes, an excellent finish throughout and so much more.

This property is located approximately 0.4 miles from Forest Hill station, offering excellent links into London Bridge, Canada Water, Waterloo, Shoreditch, Whitechapel, Highbury & Islington and many other locations. Local amenities are also very close by, including a variety of restaurants, gastro pubs, coffee shops and cafes.

EPC: C | Council Tax Band: B | Share of freehold with underlying lease of 983 years | SC: £2,100 pa | GR: £0 | BI: Incl. in SC




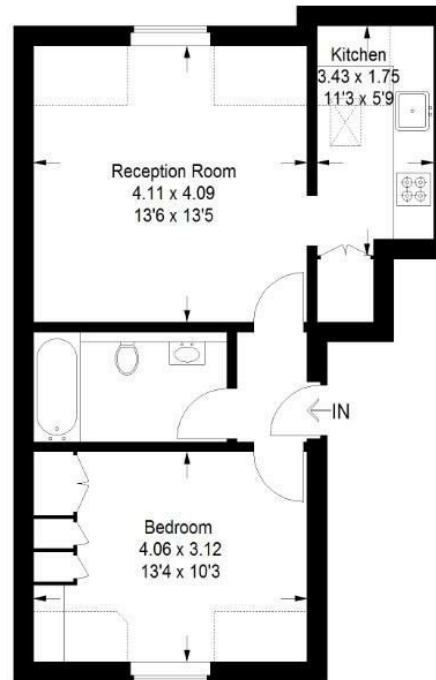
# Floorplan

## Sunderland Road, SE23

Approximate Gross Internal Area  
45.4 sq m / 489 sq ft



 = Reduced headroom below 1.5 m / 5'0"



### Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		77	80
55-68) D			
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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