

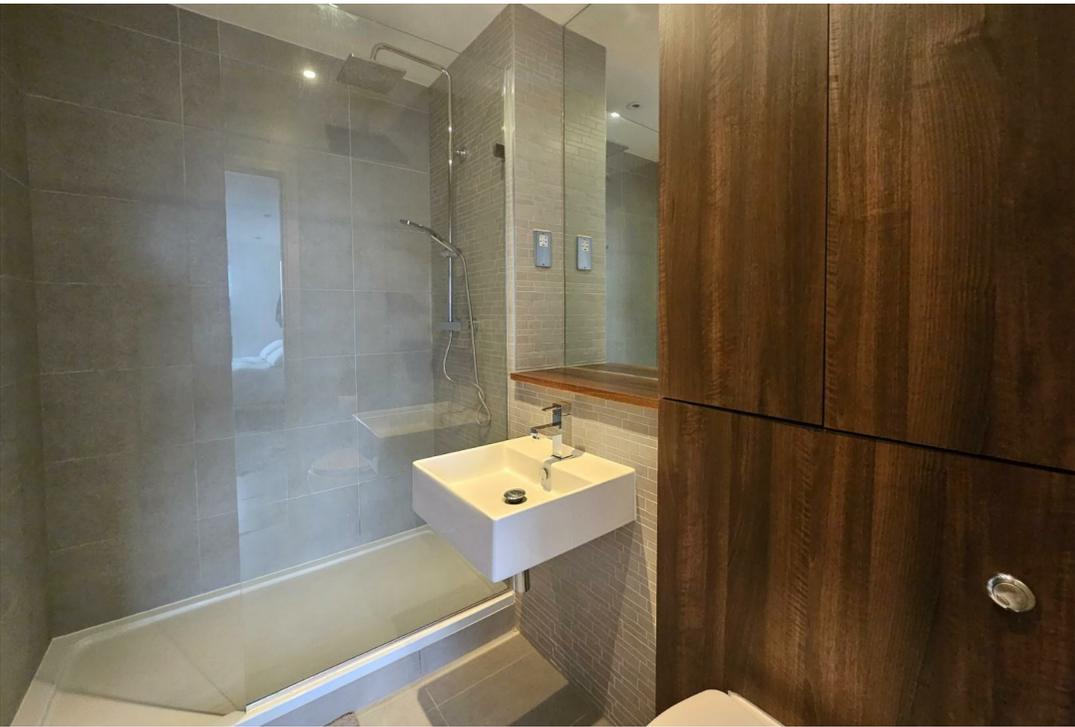


Perry Vale, SE23 | Guide Price £500,000

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# In General

- Chain free
- 25ft Kitchen/reception room
- Two double bedrooms
- Two bathroom suites
- 984 Year lease
- Large private roof terrace
- Great location
- Very popular development
- Lift access
- Excellent finish throughout

# In Detail

**\*\* Guide price £500,000 - £525,000 \*\*** A stunning two bedroom, two bathroom apartment with a private roof terrace for sale in the highly sought-after City Walk Development, set just seconds from Forest Hill station. Offered chain free.

This exceptional apartment offers spacious and contemporary living, featuring two well-sized bedrooms, two modern bathrooms (one en-suite), and a generous 25ft kitchen/reception room. The standout feature of this property is the expansive private roof terrace, ideal for relaxing or entertaining.

Additional highlights include gated off-street parking, double glazing, lift access, and an abundance of natural light throughout, creating a bright and airy atmosphere.

Conveniently located just 0.1 miles from Forest Hill station, this apartment benefits from excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other key destinations. The property is also surrounded by a wide range of local amenities, including restaurants, coffee shops, cafes, and the ever-popular Horniman Park and Museum.

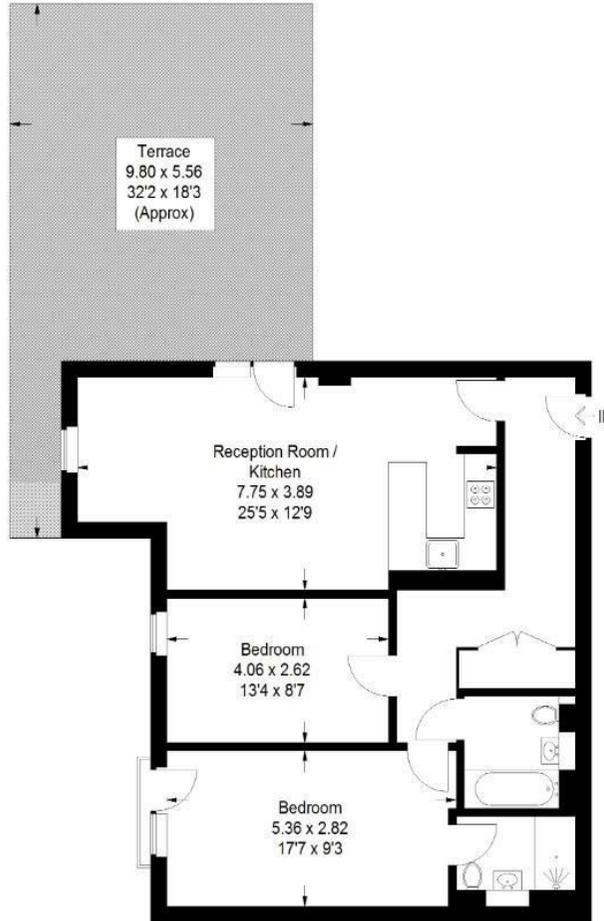
EPC: B | Council Tax Band: D | Lease: 984 years remaining | SC: £3,800 pa | GR: £350 pa | BI: TBC



# Floorplan

## City Walk Apartments, SE23

Approximate Gross Internal Area  
78.1 sq m / 841 sq ft



### Third 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	83	83
69-80) C		
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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