



Wood Vale, SE23 | Offers In Excess Of £400,000

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In General

- Three double bedrooms
- Top floor apartment
- West facing balcony
- Bright and spacious reception room
- Off street parking
- Double glazing
- Stunning city skyline views
- Private shed with space for multiple bikes
- Close to local amenities
- Excellent transport links

In Detail

A spacious three bedroom top floor apartment with a private balcony for sale on the borders of Forest Hill, Honor Oak, and East Dulwich.

This property set over 800 sq ft, comprises a large reception room leading onto a private west facing balcony, a separate modern fitted kitchen, a neutral bathroom suite, and three spacious double bedrooms. Additional benefits include stunning city skyline views, spacious hallways, double glazing, off-street parking, abundant natural light, and ample storage space.

The property is situated approximately 0.6 miles to Honor Oak Park station and 1.0 mile to Forest Hill station, offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. Also being in close proximity to Peckham Rye and East Dulwich with plenty to do. It's very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

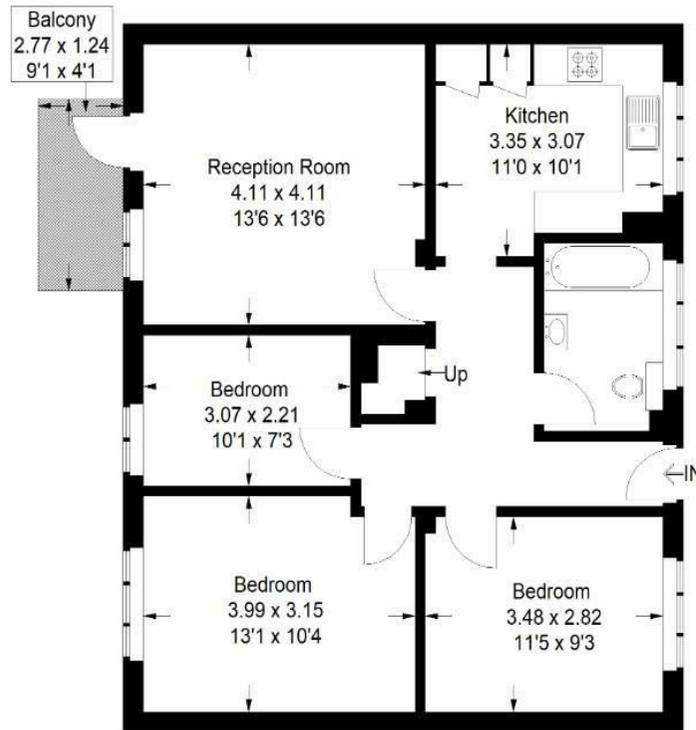
EPC: C | Council Tax Band: B | Lease: 178 years remaining | SC: £125 pcm | GR: £0 | BI: Incl. in SC



Floorplan

Wood Vale, SE23

Approximate Gross Internal Area
74.9 sq m / 806 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-91) B			
69-80) C		78	78
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	