



Sunderland Road, SE23 | Offers In Excess Of £575,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Share of freehold
- 75ft Private rear garden
- Modern bathrooms suite
- Separate fitted kitchen
- Large reception room
- Popular location
- Close to Forest Hill station

- Two bedrooms
- Newly decorated
- Off-street parking

In Detail

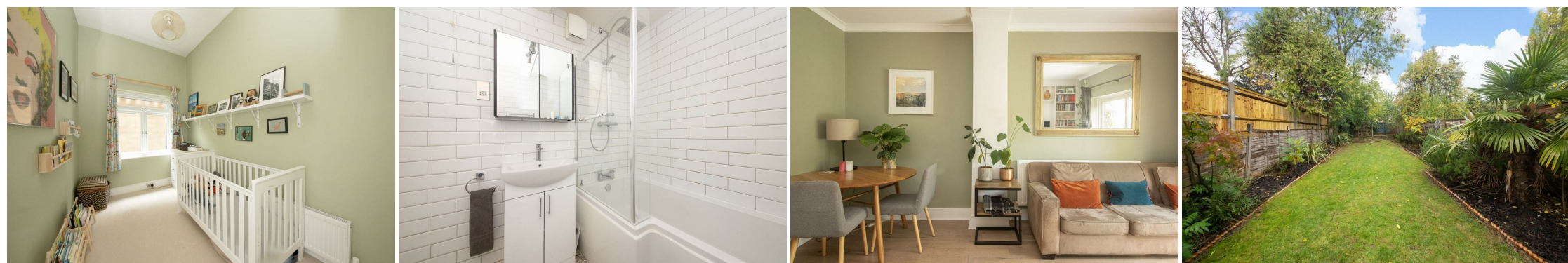
An amazing two-bedroom ground-floor period conversion for sale on Sunderland Road, with direct access to a 75ft west-facing private rear garden and a share of the freehold.

This wonderful home comprises two bedrooms, the master featuring a large bay window, a modern bathroom suite, a spacious kitchen with integrated appliances, and a 75ft private landscaped rear garden. Additional benefits include a share of the freehold, off-street parking, recent redecoration, period features, an abundance of natural light, and much more.

The property is situated just 0.4 miles from Forest Hill station, offering excellent transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. It is also a short distance from various amenities, including restaurants, coffee shops, cafés, gastro pubs, and the remarkable Horniman Museum and Gardens.

Viewings are highly recommended; contact the Pedder Forest Hill sales team to arrange a viewing.

EPC: D | Council Tax Band: C | Share of Freehold with underlying lease of 960 years | SC: £0 | GR £0 | BI: £250 pa



Floorplan

Sunderland road, SE23

Approximate Gross Internal Area
73.2 sq m / 788 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		68	75
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.