



Elsinore Road, SE23 | Offers In Excess Of £450,000

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We live local



In General

- Two bedrooms
- Eat in kitchen/dining room
- Large reception room
- Modern bathroom suite
- Private rear garden
- Plenty of storage space
- Abundance of light
- Close to excellent transport links

In Detail

A very well presented two bedroom ground floor flat for sale on the popular Elsinore Road.

This property comprises a spacious 16 Sq Ft kitchen, a large reception room, two bedrooms and a modern bathroom. The property benefits further from an abundance of light, a private garden and plenty of storage.

The property is located approximately just 0.8 miles from Forest Hill Station. The property is also nearby Honor Oak Park, Catford and Catford Bridge stations offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, parks and cafes.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.

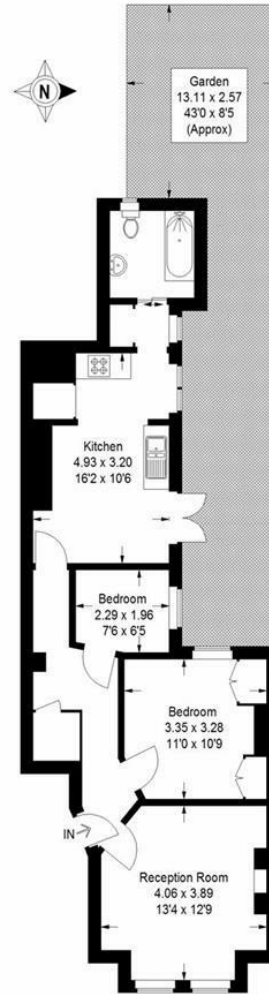
EPC: D | Council Tax Band: C | Share of Freehold 983 underlying lease years remaining | SC: Nil | GR: Nil | BI: £270.29 pa



Floorplan

Elsinore Road, SE23

Approximate Gross Internal Area
62.4 sq m / 672 sq ft



Ground 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			
55-68) D		60	72
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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