

# NO FLIES

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Contact us on 020 7737 8047

Woolstone Road, London, SE23

£425,000

Leasehold

A nicely presented spacious (761 sq.ft) two bedroom duplex apartment in a great location.



Two bedrooms

Nicely presented

761 sq.ft

## Local Transport

### Catford

Approx. 0.9 miles away  
Destinations: E&C, London St Pancras & Blackfriars.

### Catford Bridge

Approx. 0.9 miles away  
Destinations: London Bridge, Charing Cross & Waterloo East.

### Forest Hill

Approx. 1 mile away  
Destinations: London Bridge, London Victoria and London Overground line destinations.

This nicely presented two double bedroom duplex flat is to be found on the upper floors of an attractive Edwardian property on Woolstone Road. It is within easy striking distance of the centres of Catford and Forest Hill.

The property is within 15 minutes' walk or 5 minutes' bus ride of both Catford and Catford Bridge railway stations, which provide direct rail services into central London. Forest Hill railway station is just over a 15 minute walk or short bus ride away and there you will find Overground services which provide connections to the Jubilee line services to London Bridge and Canary Wharf. Buses to Catford and Forest Hill stations stop within 50 metres of the property.

You approach the property along the paved driveway (which is communally owned between the three flats in the building). There is space for one car on the forecourt but parking is permit free on Woolstone and surrounding roads. You enter, via entry phone, into the communal hallway. From the hallway you take the stairs up to the first floor landing where you will find the door to the apartment on your left.

Upon entering the apartment, you find yourself in the hallway with its wooden flooring, which extends throughout the rest of the apartment at this level. The hallway also has an understair storage cupboard. Immediately to your left is the bathroom. This is very nicely fitted with a white three-piece suite comprising low-level WC, hand basin and large walk-in shower enclosure with rainfall showerhead. There is a stone tiled surround to the shower area and the bathroom also benefits from a heated towel rail.

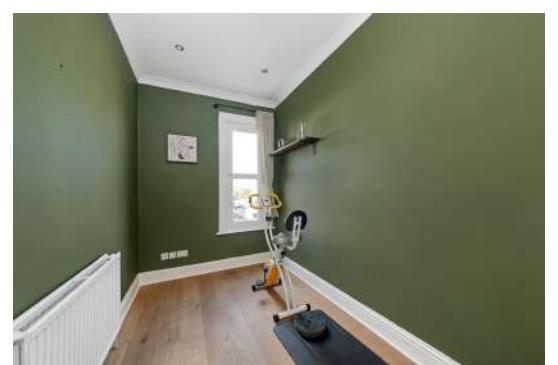
Next to the bathroom is the kitchen. This is a bright room fitted with a range of white high gloss units with wood block worksurface. There is an integrated oven and induction hob as well as space for a full range of freestanding appliances. From the kitchen a large casement window looks out to the rear of the building.

Next along the hallway is the spacious reception room. This has a wide square bay looking out onto Woolstone Road and is easily large enough to zone into sitting and dining areas. This lovely bright room also benefits from a marble fire surround into which a log or coal effect fire could be fitted.

Adjacent to the reception room is the second and smaller bedroom. This could be used for a range of purposes, including a permanent single bedroom, an occasional double guest bedroom with double sofa bed or a home office.

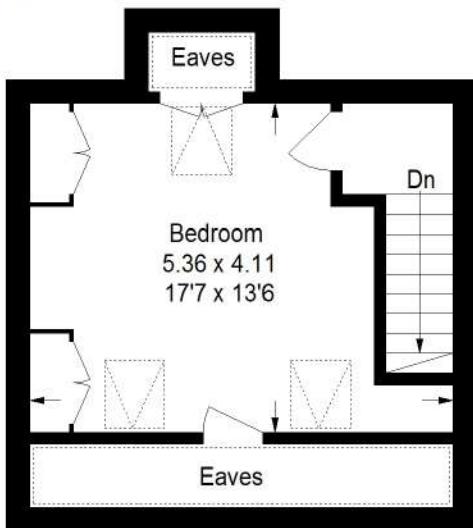
From the first-floor hallway a further flight to stairs with open wooden balustrade leads up into the loft extension. Here you will find the second bedroom, which is an extremely large room with three Velux roof lights. This very generous room also benefits from a range of built-in storage as well as two cupboards providing access to roughly 60 square feet of eaves storage – which is a real selling point of this flat.

This is a lovely, spacious apartment, which provides adaptable accommodation. It is being sold chain free. Your early viewing is recommended.

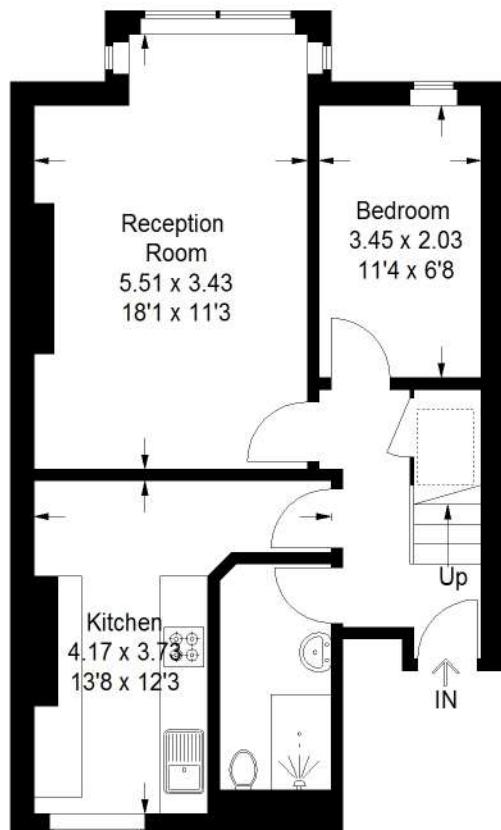


# Woolstone Road, SE23

Approximate Gross Internal Area  
(Excluding Eaves)  
70.7 sq m / 761 sq ft



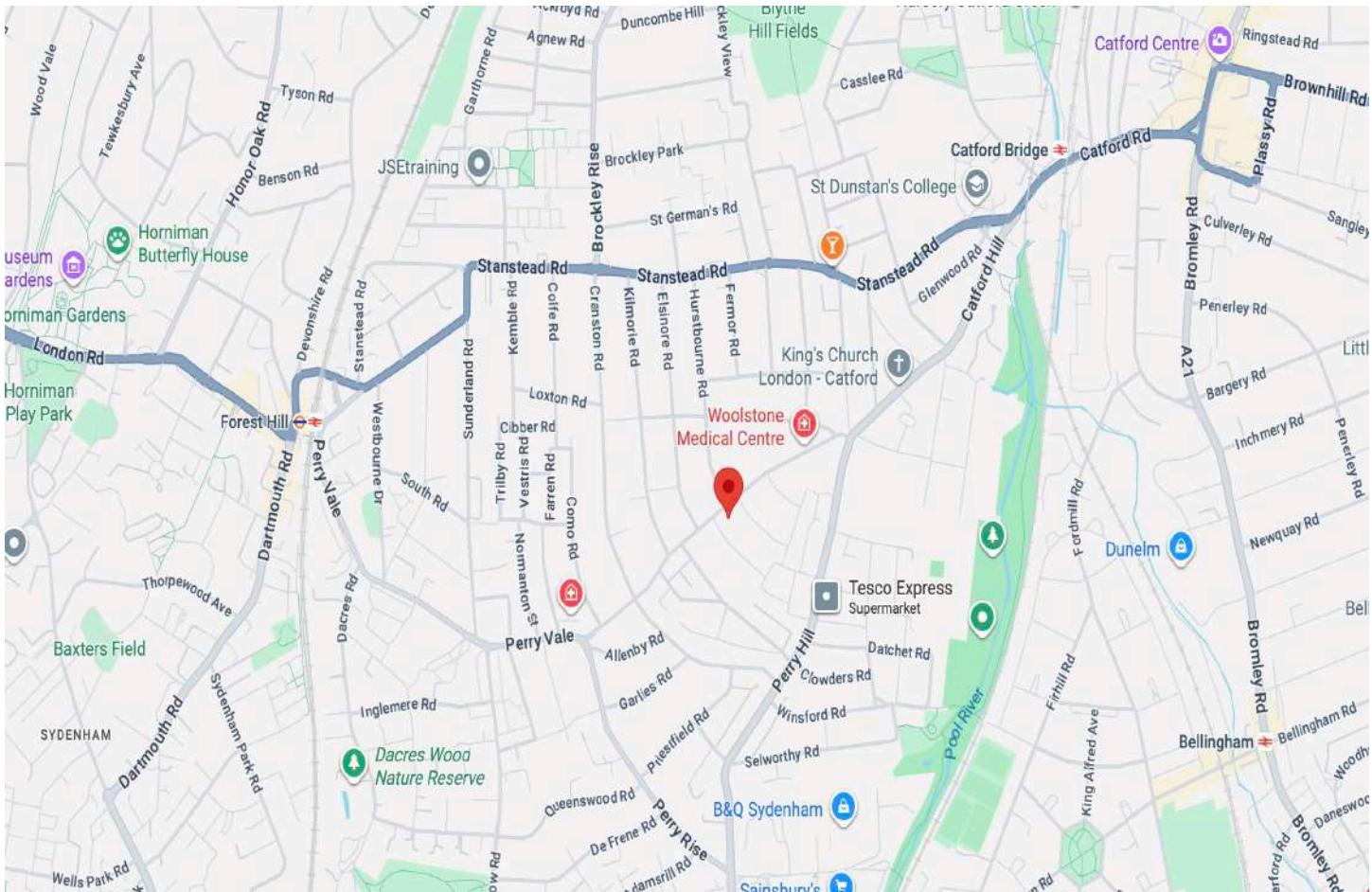
**Second Floor**



**First Floor**

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1260483)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047  
or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.