

2 bedroom Flat for sale - £335,000

Dartmouth Road, Forest Hill, London, SE23



Key Features

Ground Floor, Private Garden, Two Bedrooms, Open plan modern kitchen, Excellent transport links, Bright living space, Chain free, Close to Forest Hill station

Description

This well-presented, chain-free two-bedroom ground floor flat is located in the heart of Forest Hill, offering bright and spacious accommodation throughout with excellent access to local amenities and transport links.

Key features include:

- Impressive 29ft open-plan kitchen, living, and dining area
- Private garden with direct access from the reception room
- Two generous double bedrooms
- Modern bathroom with full-sized bath and overhead shower

The property is ideally situated close to Forest Hill station, providing convenient connections to London Bridge and Overground services, while also being within easy reach of cafés, shops, leisure facilities, Horniman Gardens, and Dulwich Park.

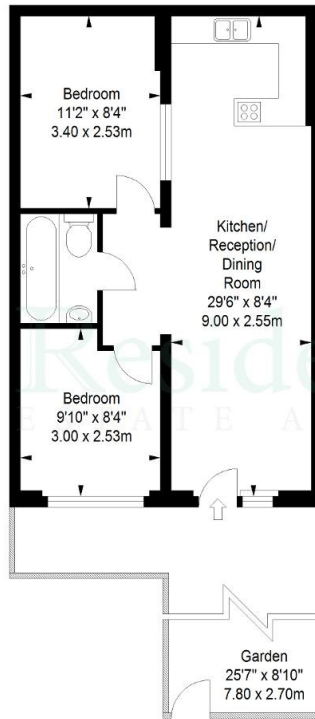
Additional information:

- Approx. 105 years remaining on the lease (Year: 2131)
- Service charge: £300 per annum
- Ground rent: £250 per annum
- Chain free



Dartmouth Road

Approximate Gross Internal Area
500 sq ft / 46.45 sq m



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: 11A, Dartmouth Road, Forest Hill, SE23 3HN