

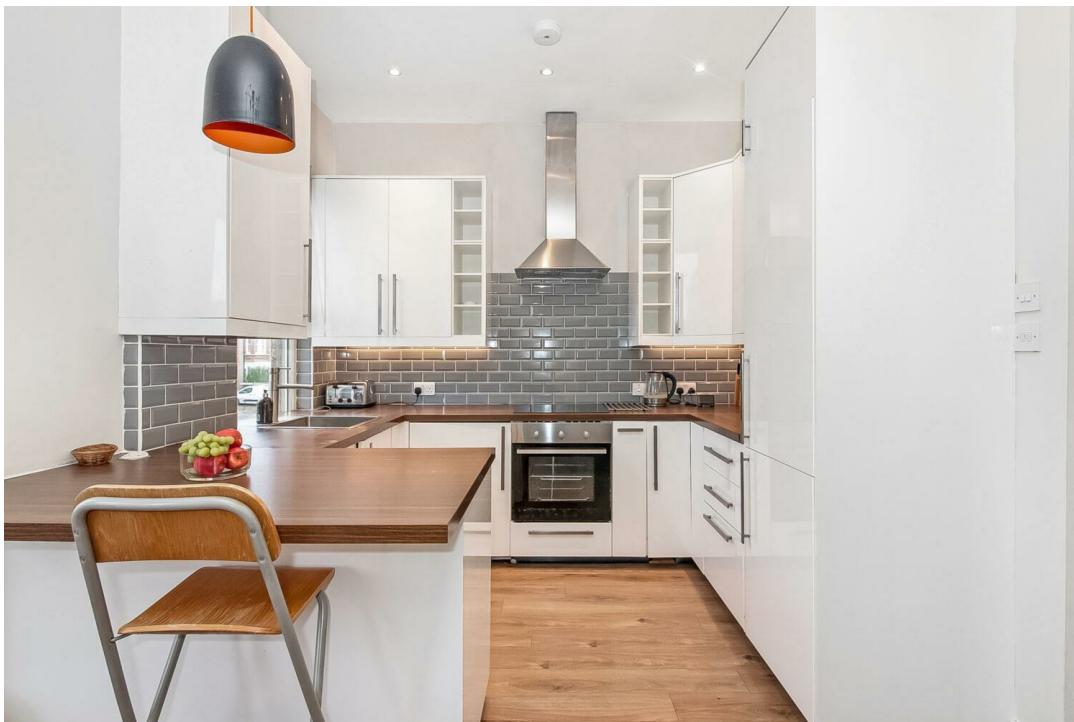


Woolstone Road, SE23 | £425,000

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# In General

- Chain free
- Two double bedrooms
- Split level
- Open plan kitchen/reception room
- Off street parking
- Two bathrooms
- An abundance of natural light
- Close to local amenities
- Excellent transport links
- Popular street

# In Detail

A newly refurbished two-bedroom split-level flat for sale on the sought-after Woolstone Road, SE23. Offered chain free.

Set over 872 sq ft of internal space, this property comprises two double bedrooms and has been fully renovated throughout. It features a bright and spacious open-plan kitchen/reception room and two bathroom suites, one of which is en suite. Further benefits include double glazing throughout, a combi boiler, a long lease, plenty of storage, off street parking and much more.

Situated within close proximity to Forest Hill, Lower Sydenham, Catford and Catford Bridge stations on a quiet and neighbourly street. The property offers excellent transport links into London Bridge, Blackfriars, Victoria, Waterloo, Elephant & Castle, Charing Cross, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also close to various local amenities including a variety of parks, popular primary schools, restaurants, coffee shops, supermarkets, cafes and gastro pubs.

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

EPC: D | Council Tax Band: C | Lease: 101 years remaining | SC: £777 pa | GR: £200 pa | BI: Incl. in SC



# Floorplan

## Woolstone Road, SE23

Approximate Gross Internal Area  
81.0 sq m / 872 sq ft

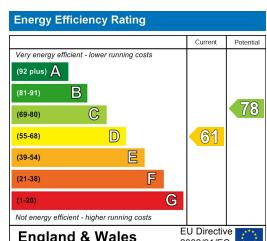


First Floor

Second 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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