



Mayow Road, Forest Hill

Guide Price £325,000



Property Summary

Guide Price £325,000 -£335,000

Propertyworld is delighted to present this stunning one-bedroom apartment with private balcony, occupying the top floor of a modern development, with a lift, built in 2021 and offered with a 993 year lease remaining. The property comes with an ongoing, 10 year new build, builders warranty (starting from 2021) and is offered chain free.

This gorgeous apartment, is flooded with natural light, boasting a fabulous dual-aspect open-plan kitchen and reception that flows directly onto a private balcony – perfect for morning coffee or evening unwinding. The kitchen is beautifully finished with stone worktops, integrated appliances, an electric hob with extractor, and thoughtful touches like under-unit lighting. A separate utility room neatly houses both washing machine and tumble dryer.

The property shines with its high specification. A Siemens smart heating system allows independent temperature control across the living area, bedroom, and bathroom, while a filtered ventilation system enhances air quality. Add in double glazing and the top-floor position, and you have an exceptionally energy-efficient home. USB sockets and contemporary finishes complete the modern feel.

The development itself is secure and well-maintained, benefiting from double fob entry, video intercom, lift access, plus bike and bin storage alongside communal spaces.

Location is simply superb – tucked away in a peaceful spot yet only a stone's throw from award-winning Mayow Park. Both Sydenham and Forest Hill stations are within easy walking distance, offering quick links into central London. Independent shops, cafés, restaurants, and gastropubs are also right on your doorstep.

A stylish, modern, home, that looks good from the moment you enter the communal door. Low maintenance and energy-efficient, this is a home that benefits from low energy costs and with a 999-year lease – in our opinion, the perfect first-time buy or buy to let investment.

Penge Sales

020 8659 1005

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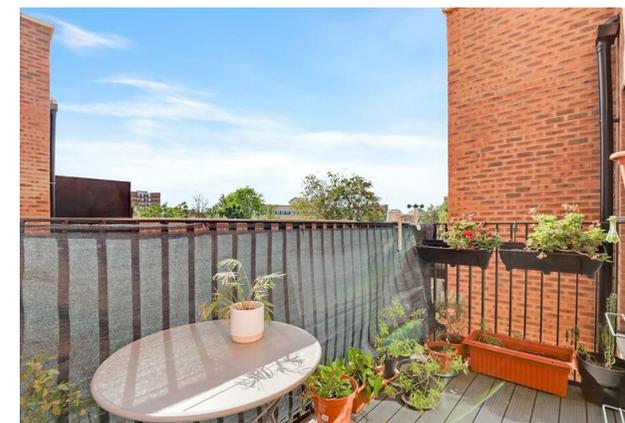
Property Summary

- One bedroom top floor apartment - CHAIN FREE
- Built in 2021 with 996 year lease left
- Private balcony
- High specification throughout
- Bursting with natural light
- Sophisticated Syemens zonal heating system
- Energy efficient with double glazing and filtered ventilation
- Bike shed and communal external space
- Close to Mayow Park and both Sydenham and Forest Hill train/centres
- EPC Rating B - Council Tax Band C

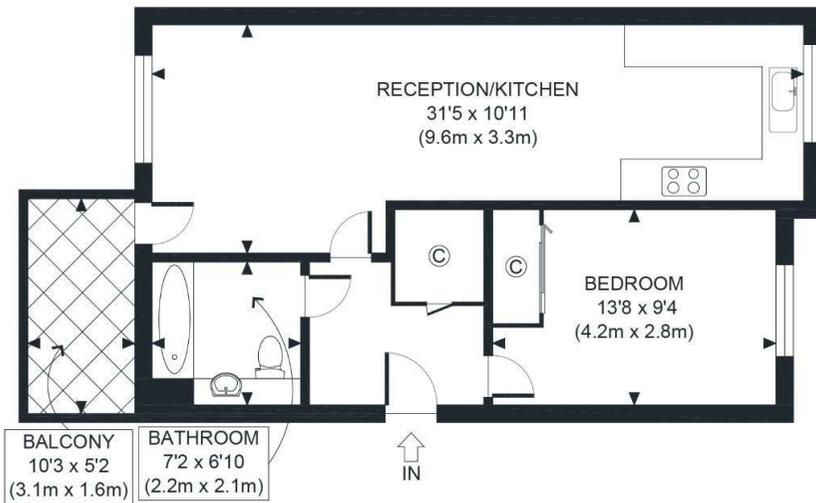
Our Vendor Loves...

"We have truly enjoyed living in this unique flat and have taken great care of it. It has several features that distinguish it from others in the building:

- The layout ensures excellent natural airflow, thanks to a window in the kitchen and a balcony in the living room. It always feels bright, airy, and comfortable.
- It is very efficient to heat in winter; the double glazing and being on the top floor make it cosy while helping to keep bills low.
- The building is quiet and well-maintained, with friendly neighbours, primarily professional couples
- There is a lovely large park less than a 5-minute walk away, where people enjoy walking, running, or spending time with their kids and dogs.
- We have access to two bike storage areas: one facing the street and another accessible only through the communal garden.
- Being on the top floor with no one above us provides extra privacy and eliminates noise from upstairs neighbours."







THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 558 SQ FT

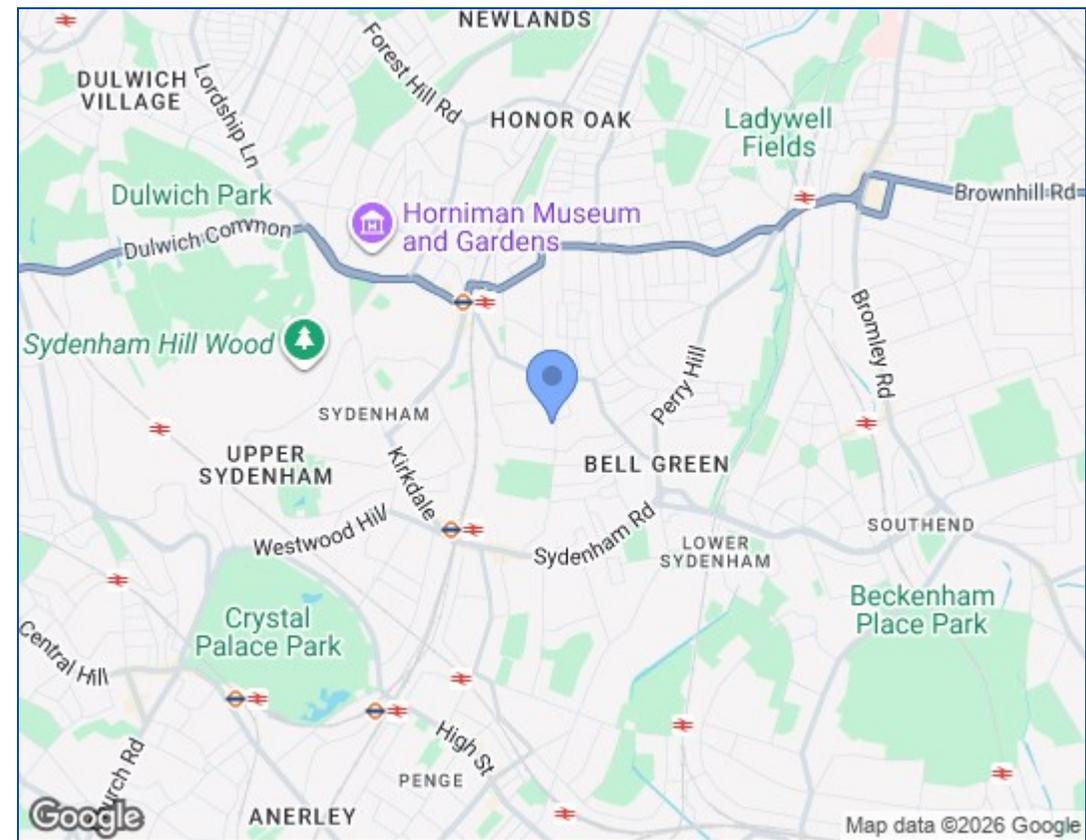


APPROX. GROSS INTERNAL FLOOR AREA 558 SQ FT / 52 SQM

Percy mansions

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

date 23/09/25



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(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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