Gaynesford Road, London

Guide Price £350,000

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Property Summary

Guide Price: £350,000 - £375,000

A stunning one-bedroom ground-floor period conversion in one of Forest Hill's most attractive buildings offered CHAIN FREE. The Red House is a handsome detached residence comprising six individual flats, and was once home to renowned local builder Edward Christmas. Set back from the road, the property enjoys a peaceful, private setting, with extensive communal gardens to the rear and ample street parking immediately nearby.

The flat itself is bright, spacious and beautifully finished, with generous proportions, plenty of natural light and a calm, considered feel throughout. A stylish modern kitchen and bathroom complement the period character of the property, creating a home that is both elegant and comfortable.

The main building is entered through an impressive original front door, opening into a spacious, well-maintained communal hallway. From here, the flat immediately feels welcoming, with tasteful décor and a sense of understated quality.

At the front of the property, the south-facing lounge is a particularly attractive room, centred around an original bay window. Engineered wood flooring, neutral décor, spotlights and space for a dining table make it a versatile space for both relaxing and entertaining.

The generous double bedroom features fitted carpet and spotlights, with plenty of room for additional furnishings. The contemporary kitchen is fitted with a full range of high-gloss white units, integrated appliances, quartz worktops, an inset sink, gas hob and combi boiler. The bathroom is equally well finished, with a white three-piece suite and shower over bath.

The extensive communal gardens are a real highlight, offering a generous mature lawn and a separate paved patio area - a rare and valuable feature for a central Forest Hill property.

The property is leasehold. EPC Rating D. Council Tax Band C.

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Property Summary

- One bedroom ground floor flat
- Beautiful period conversion
- Attractive detached building
- South facing reception room
- Generous room proportions
- Excellent condition
- Contemporary kitchen and bathroom
- Extensive communal gardens
- Long lease of 114 years
- EPC rating is D / council tax is C

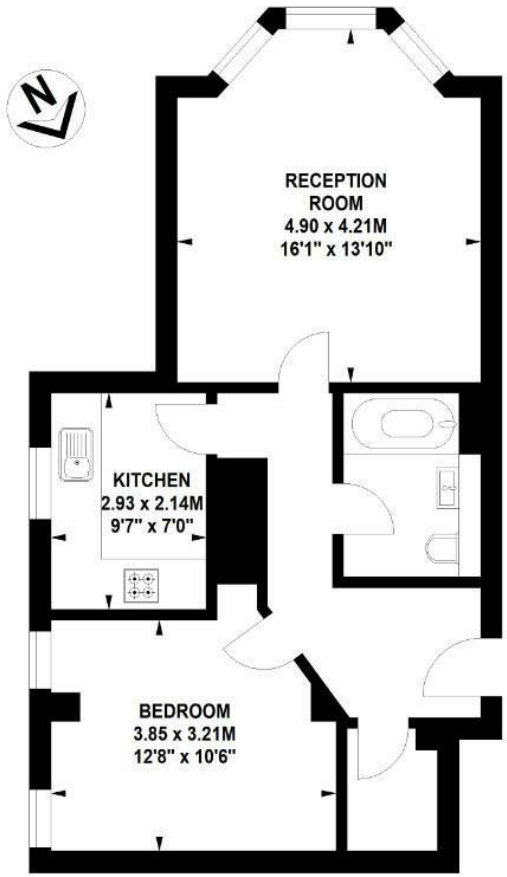
Our Vendor Loves...

Our Vendor Loves..
"We've loved living on this pretty and peaceful road in the heart of Forest Hill. The flat is wonderfully quiet while still having parks, local pubs, cafés and excellent transport links all just a short walk away. It is also spacious, comfortably modern, and filled with natural light throughout. We especially love relaxing in the garden, which enjoys sunshine throughout the day in the summer. We've also really appreciated the strong sense of community, with the annual street party being a particular highlight".

The Red House, Gaynesford Road

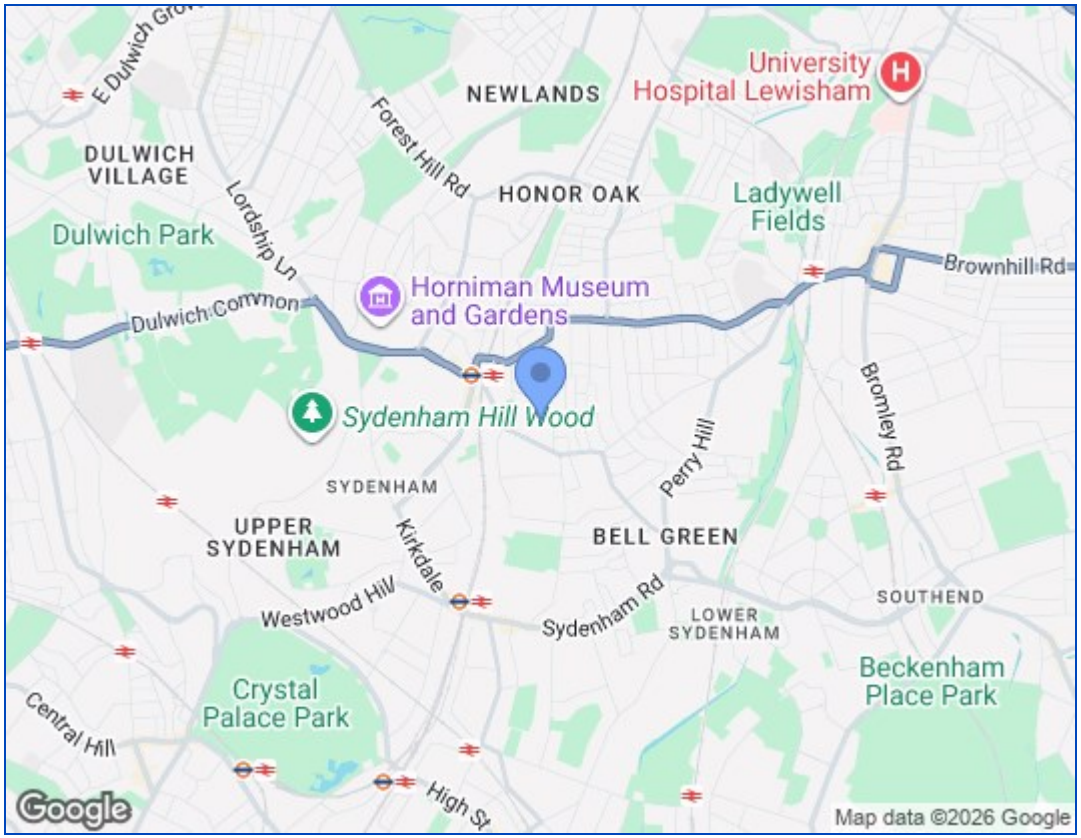
APPROXIMATE GROSS INTERNAL AREA

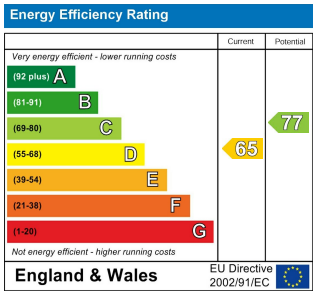
56.11 m² / 604 sq ft



Ground Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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