

Stanfords

— sales & lettings —



£475,000

2 bedroom flat

Wood Vale
Forest Hill

Read all about it...

Bring the outside in with this spacious 2 apartment with a private balcony.

Located on the second floor of a recently renovated low-rise private block sits this 2 double-bedroom architect-owned property. Over 670 sq ft, the flat boasts 2 double bedrooms, a fitted kitchen, a cleverly designed bathroom with enough hidden storage to hide not just the toothpaste but all the lotions and potions that line our bathrooms shelves, a lounge with a wall of windows and double doors that flood the whole room with natural light. The private balcony has just been modernised and comfortably fits a dining set.

Externally, there is a shared garden with gated off-street parking available and a private garage en-bloc that is demised to the property.

Tenure: Share of Freehold (over 900 years remaining on lease) | **Service Charge:** £90pcm | **Ground Rent:** £0pa | **Council Tax:** Southwark Band C

SECOND FLOOR

Entrance Hall

Utility Room

Plumbing for washing machine and space for freezer with worktop and shelves over

Kitchen

11'6" x 7'4" (3.51 x 2.23m)

Tiled flooring, matching wall and base units, stainless steel worktops with integrated sink and mixer tap, built-in oven, gas hob with extractor hood, integrated dishwasher and fridge, pendant ceiling light, full height cupboard with a gas combi boiler, fitted shelves and space for microwave, double glazed window to the front.

Lounge/Diner

18'3" x 10'8" (5.57 x 3.25m)

Parquet flooring, double glazed window, radiator, pendant ceiling lights, fitted unit, double door to the balcony.

Bedroom

14'0" x 8'8" (4.26 x 2.65m)

Fitted carpet, radiator, fitted wardrobe, pendent ceiling light, double glazed window.

Bedroom

14'0" x 9'3" (4.26 x 2.83m)

Fitted carpet, radiator, pendent ceiling light, double glazed window.

Bathroom

7'5" x 5'8" (2.26 x 1.73m)

Three-piece suite comprising tiled panel enclosed bath with shower screen, wall hung wash basin, and WC, tiled splashback, heated towel rail, wall mirror cabinet, inset spotlights, tiled flooring.

Balcony

18'5" x 5'8" (5.62 x 1.72m)

Private balcony



SECOND FLOOR

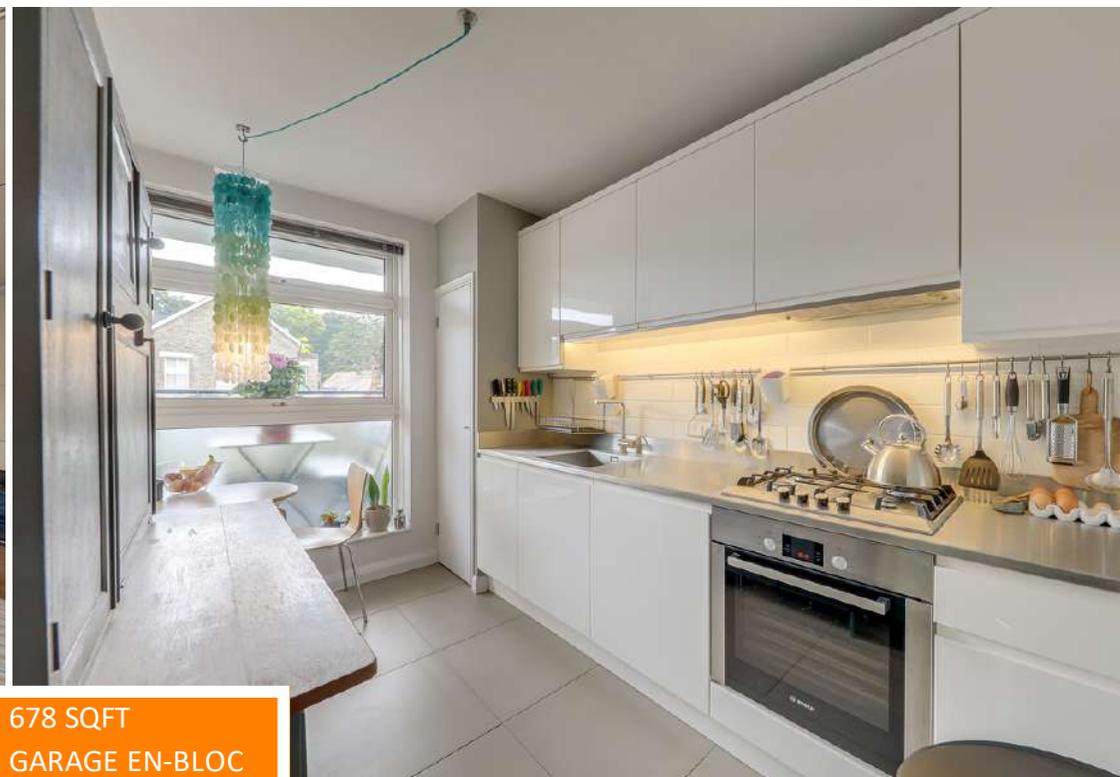
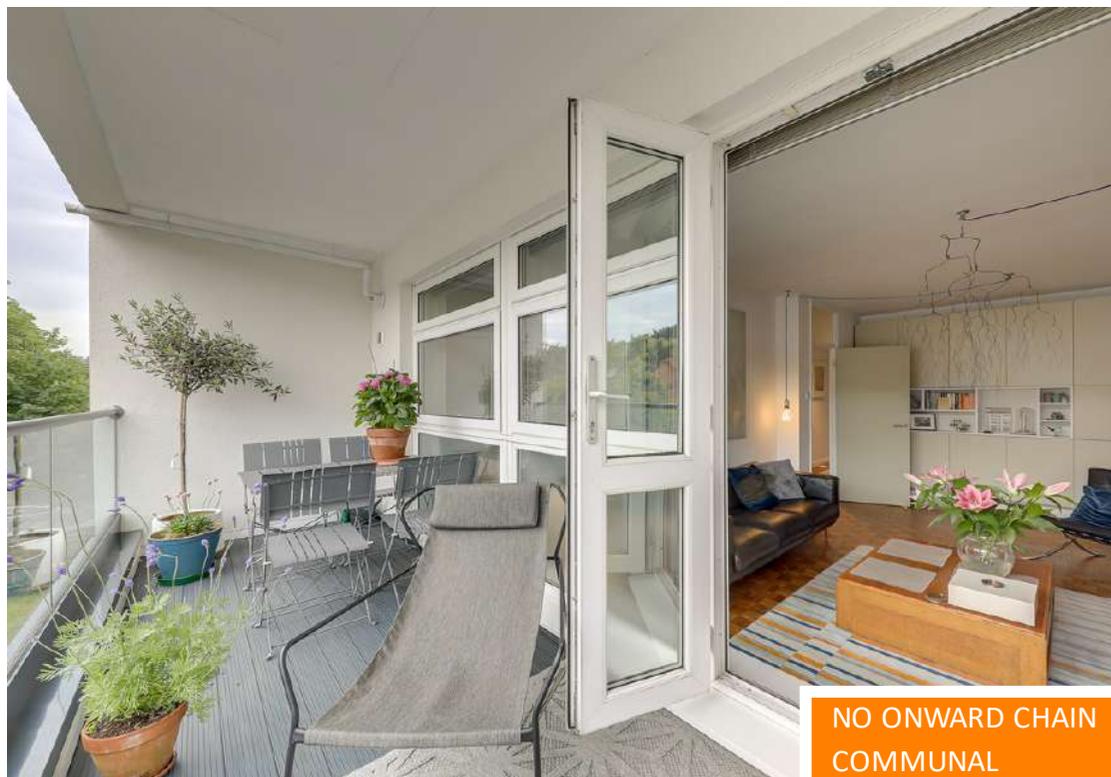
Total Area: 63.0 m² ... 678 ft² (excluding balcony)

All measurements are approximate and for display purposes only

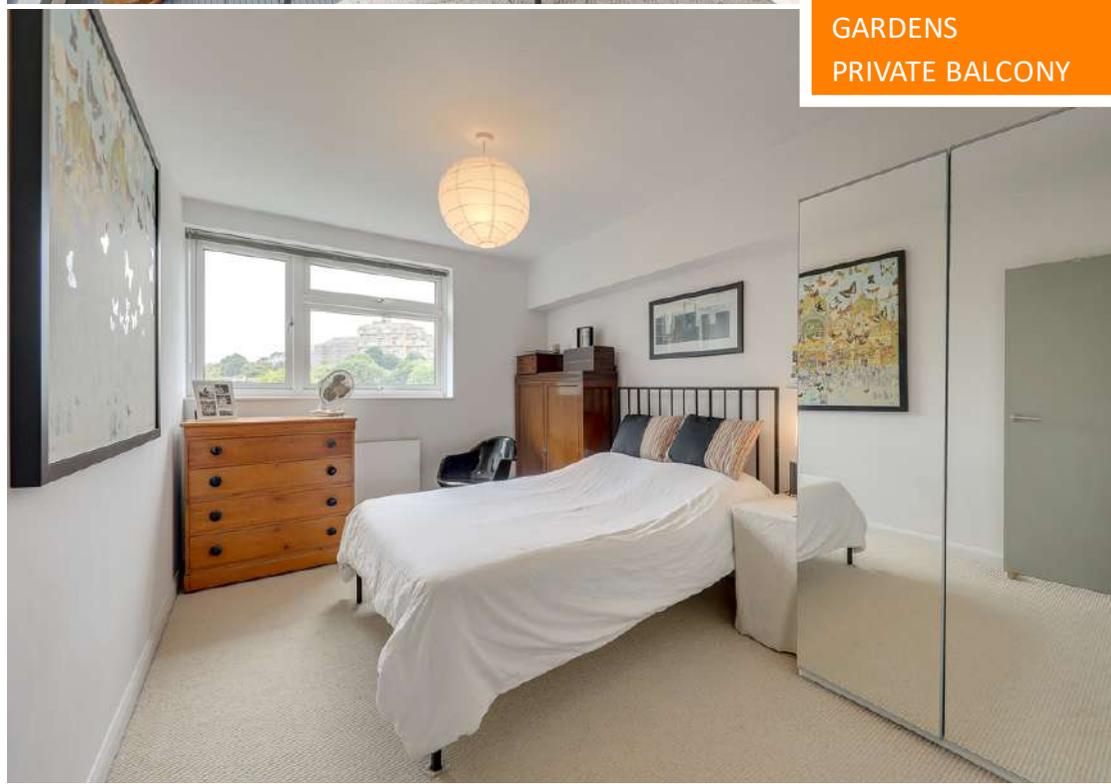
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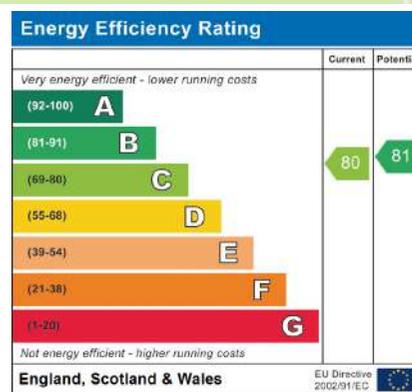
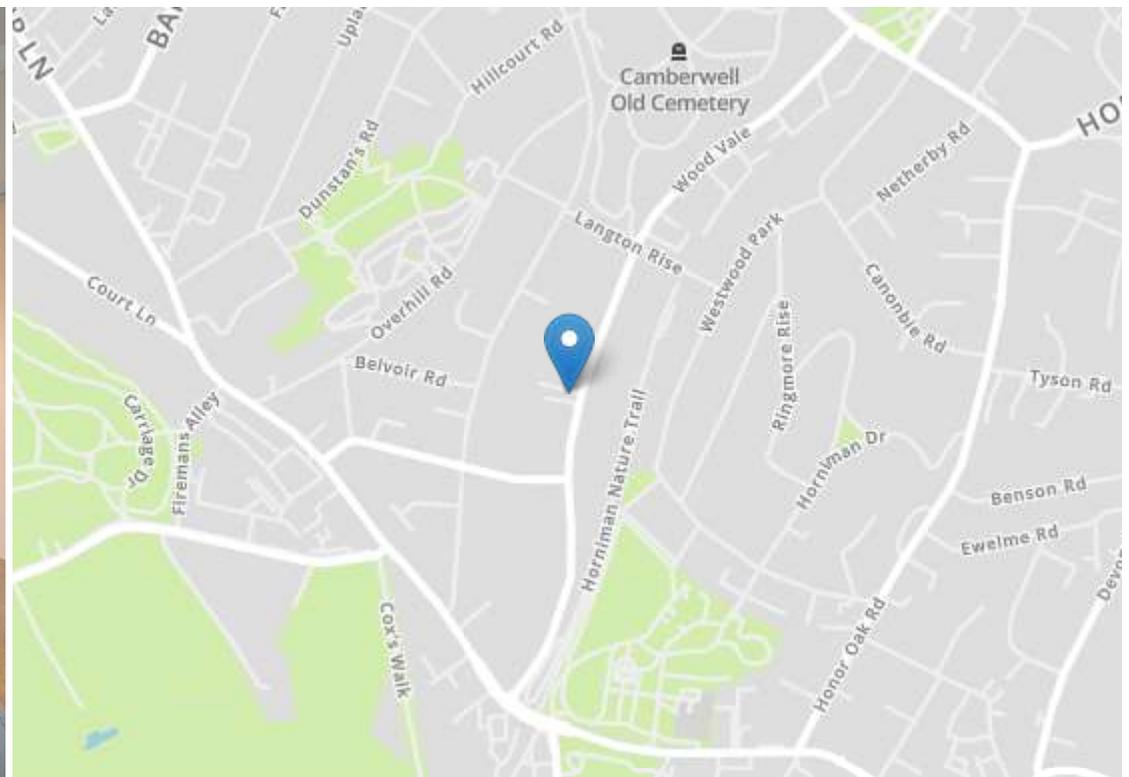
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NO ONWARD CHAIN 678 SQFT
COMMUNAL GARAGE EN-BLOC
GARDENS
PRIVATE BALCONY





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