

Stanfords
— sales & lettings —



£425,000

2 bedroom flat

Dartmouth Road
Sydenham

Read all about it...

This contemporary and spacious 2 bedroom flat offers over 550sqft of internal floor space. Forming part of a 1960s purpose-built end of terrace house on the border of Sydenham and Forest Hill, the property is a short stroll away from the local shops, pubs and amenities along Dartmouth Road. Entered via the communal entrance on the ground floor, the flat comprises a modern fitted kitchen leading through to the spacious lounge/diner, with full-length sliding doors out to the garden, 2 double bedrooms and 3 piece bathroom suite. The flat has been tastefully modernised with neutral décor throughout and benefits from a private rear garden with the bonus of side access available from the front of the property.

Located close to the Horniman Museum and less than 0.3mi from Forest Hill Town Centre, the property benefits from excellent transport connections in and out of Central London & The City, as well as easy access to Forest Hill Pools just down the road.

Tenure: Leasehold (96 years) | **Service Charge:** £20 pcm | **Ground Rent:** £250 pa | **Council Tax:** Band B (Lewisham)

GROUND FLOOR

Bedroom

4.10m x 2.60m (13' 5" x 8' 6")

Pendant light, double glazed window, built-in wardrobe, radiator, stripped wood floorboards.

Bedroom

4.05m x 2.35m (13' 3" x 7' 9")

Pendant light, double glazed window, alcove shelving, radiator, fitted carpet.

Bathroom

2.78m x 2.20m (9' 1" x 7' 3")

Spotlights, rainfall showerhead over bathtub, glass divider, vanity sink unit, integrated storage, heated towel rail, WC, tiled flooring.

Kitchen

3.04m x 1.92m (10' 0" x 6' 4")

Spotlights, integrated dishwasher, electric oven, induction hob with overhead extractor, tiled splashback, wood worksurfaces, matching base units, stripped wood floorboards.

Reception Room

4.38m x 2.85m (14' 4" x 9' 4")

Pendant lights, sliding glass door to garden, radiator, stripped wood floorboards.

OUTSIDE

Rear Garden

Tiered garden with patioed dining area and side access with stairs leading up to the upper garden, which features a well maintained lawn, garden shed and additional seating area.

Front Garden

Patioed walkway leading up to the shared front entrance.



Total Area: 53.0 m² ... 570 ft² (excluding garden, first floor flat, shared entrance)

All measurements are approximate and for display purposes only.

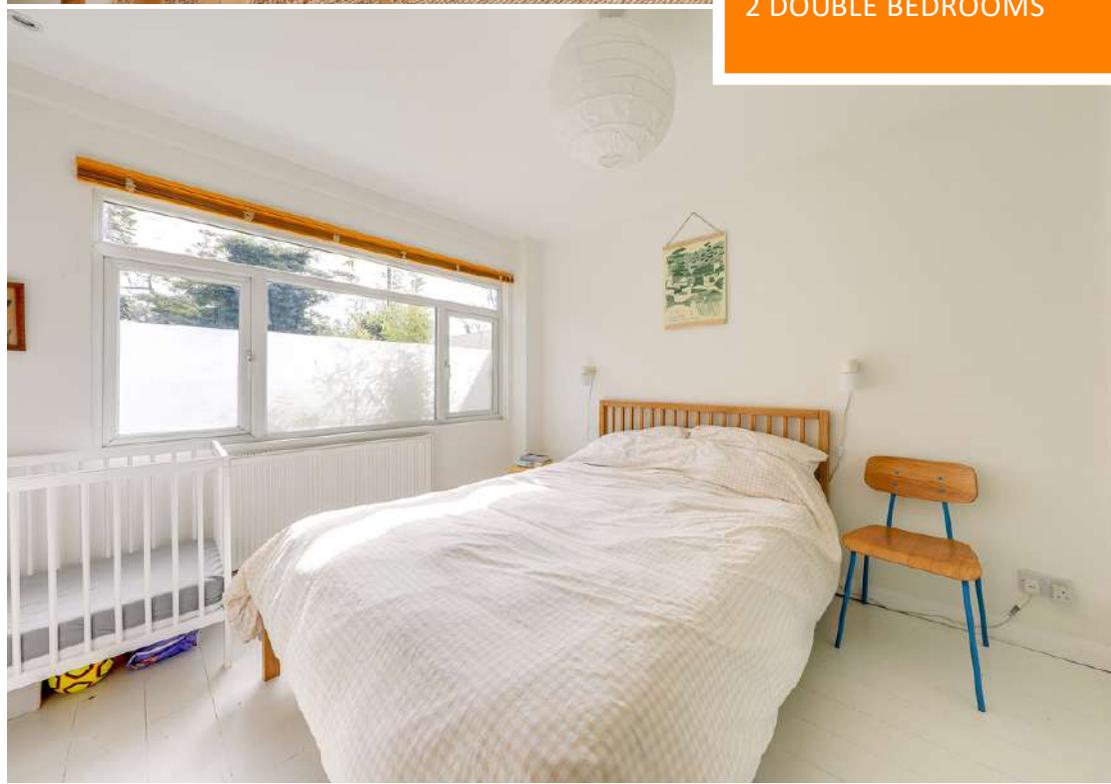
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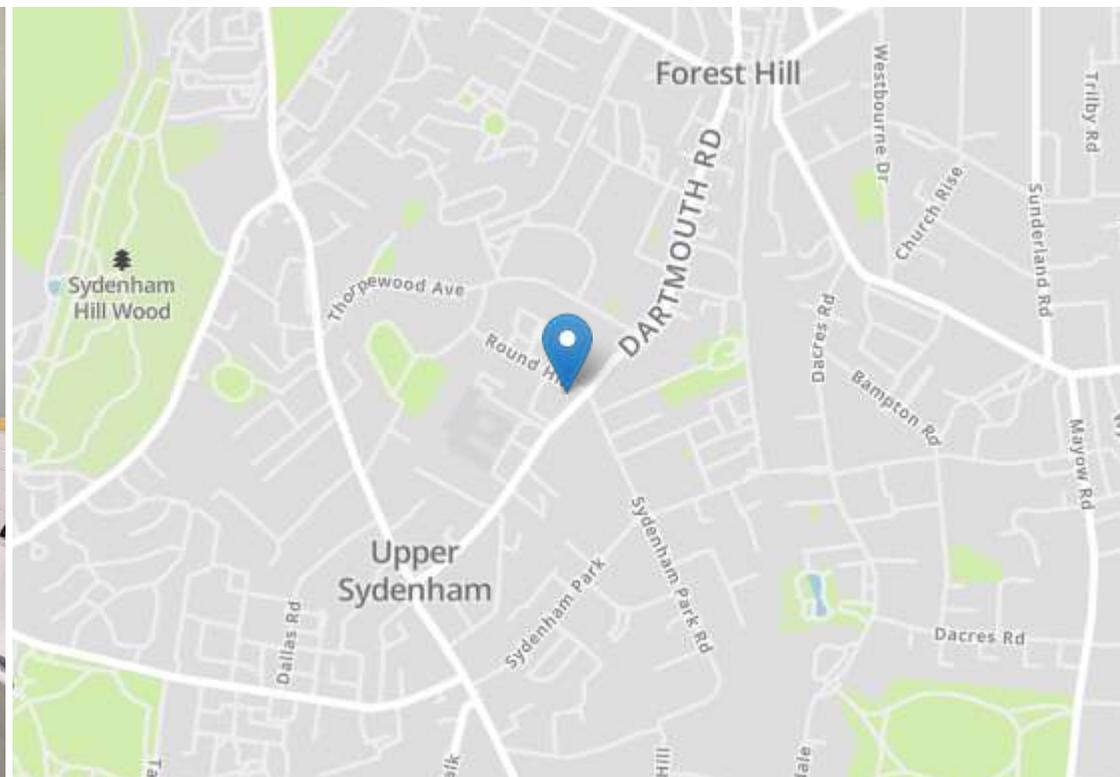
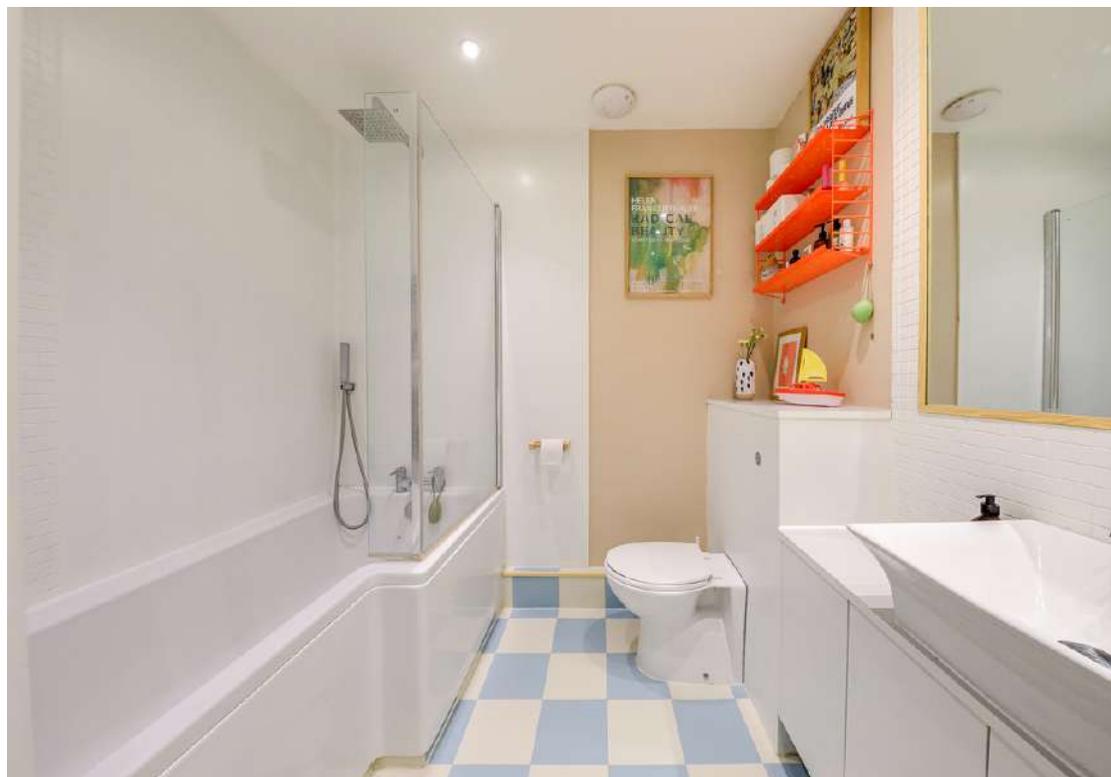
Call 020 8699 6778 or email us at foresthill@stanfordstates.london
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APPROX 570 SQFT
2 DOUBLE BEDROOMS
0.3MI TO FOREST HILL
STATION
TIERED GARDEN





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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