



£450,000
3 bedroom flat

Carholme Road
Forest Hill

Read all about it...

This exceptional 3-bedroom flat offers approximately 900 sq ft of internal floor space. Forming part of a large semi-detached 1920s house, the converted flat spans across the top two floors and has been lovingly modernised by the current owners. Internally, the property comprises; an entrance hall on the ground floor with stairs up to the first-floor landing featuring ample storage, 2 double bedrooms, a shower room, and an open-plan kitchen/reception room. On the second floor is a further double bedroom featuring vaulted ceilings recently installed skylights and a characterful en-suite bathroom.

The flat is located 0.9 mi from the center of Forest Hill and 0.5 mi from Catford and Catford Bridge Station. You are only a short walk from Blythe Hill Fields Park and a stones-throw away from the locally loved Blythe Hill Tavern, amongst other amenities.

Tenure: Leasehold (106 years remaining) | **Service Charge:** AdHoc | **Ground Rent:** £200pa | **Council Tax:** Band C (Lewisham)

GROUND FLOOR

Entrance Hall

Pendant light, storage cupboards, stairs with fitted carpet leading to the first floor.

FIRST FLOOR

Hallway

Pendant light, storage and utility cupboards, dryer/washing machine, integrated ironing board, fitted carpet.

Kitchen / Reception Room

6.33m x 3.69m (20' 9" x 12' 1")

Kitchen: Spotlights, wall to ceiling corning, double glazed sash window, matching base units, American walnut hardwood bar, laminate worktop surface, tiled splashback, fridge/freezer, Bosch electric ovens, gas hob with overhead fan extractor, dishwasher, stainless steel sink with drainer, hardwood breakfast bar, laminate flooring.

Reception Room: Pendant light, wall to ceiling corning, double glazed sash windows, storage cupboards, alcove shelving, radiator, laminate flooring.

Bedroom

3.67m x 3.04m (12' 0" x 10' 0")

Pendant light, double glazed sash windows, picture rail, storage cupboards, alcove shelving, radiator, laminate flooring.

Bedroom

3.60m x 2.01m (11' 10" x 6' 7")

Pendant light, picture rail, double glazed sash window, radiator, fitted carpet.

Shower Room

2.63m x 1.59m (8' 8" x 5' 3")

Spotlights, double-glazed windows, vanity sink unit, freestanding shower with rainfall shower head, heated towel rail, WC, tiled walls and flooring.

SECOND FLOOR

Bedroom

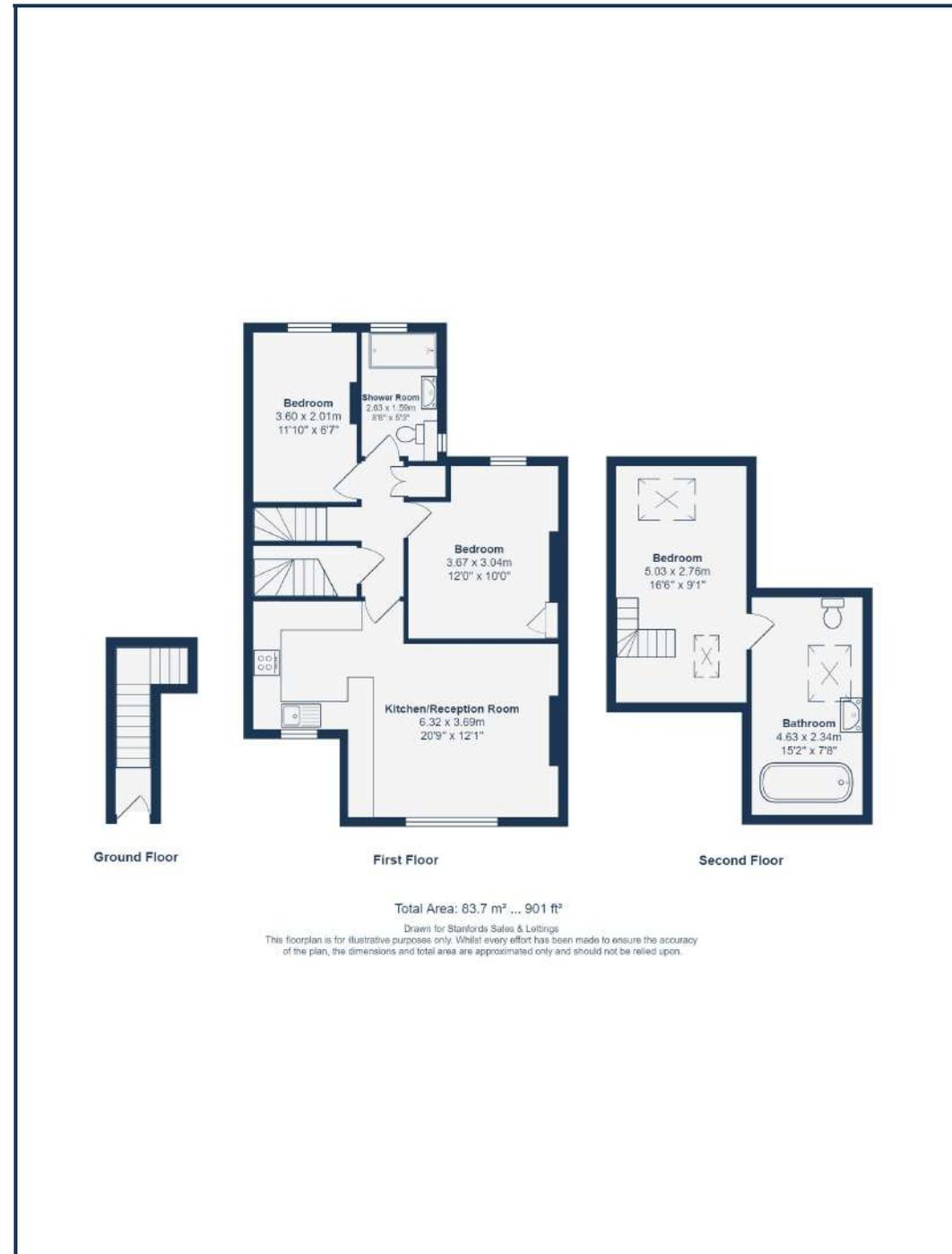
5.03m x 2.76m (16' 6" x 9' 1")

Pendant light, skylights, radiator, fitted carpet.

Bathroom

4.63m x 2.34m (15' 2" x 7' 8")

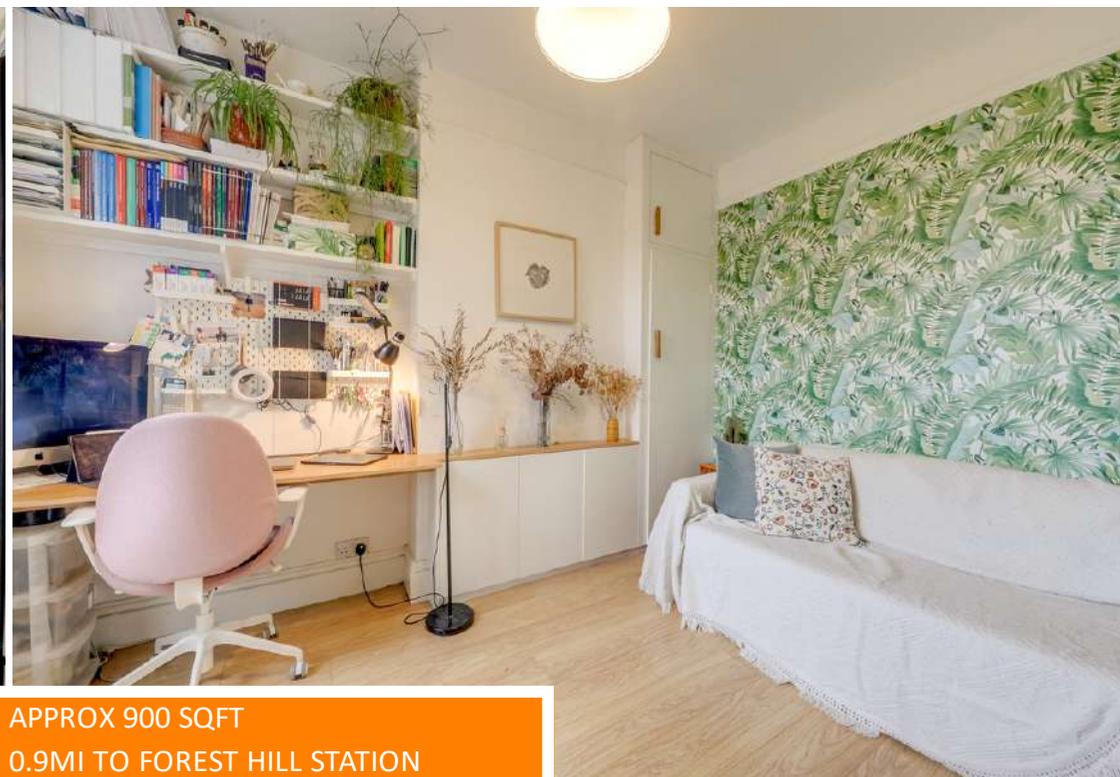
Pendant light, skylight, sink, bathtub, radiator, WC, tiled flooring.



Like what you see?

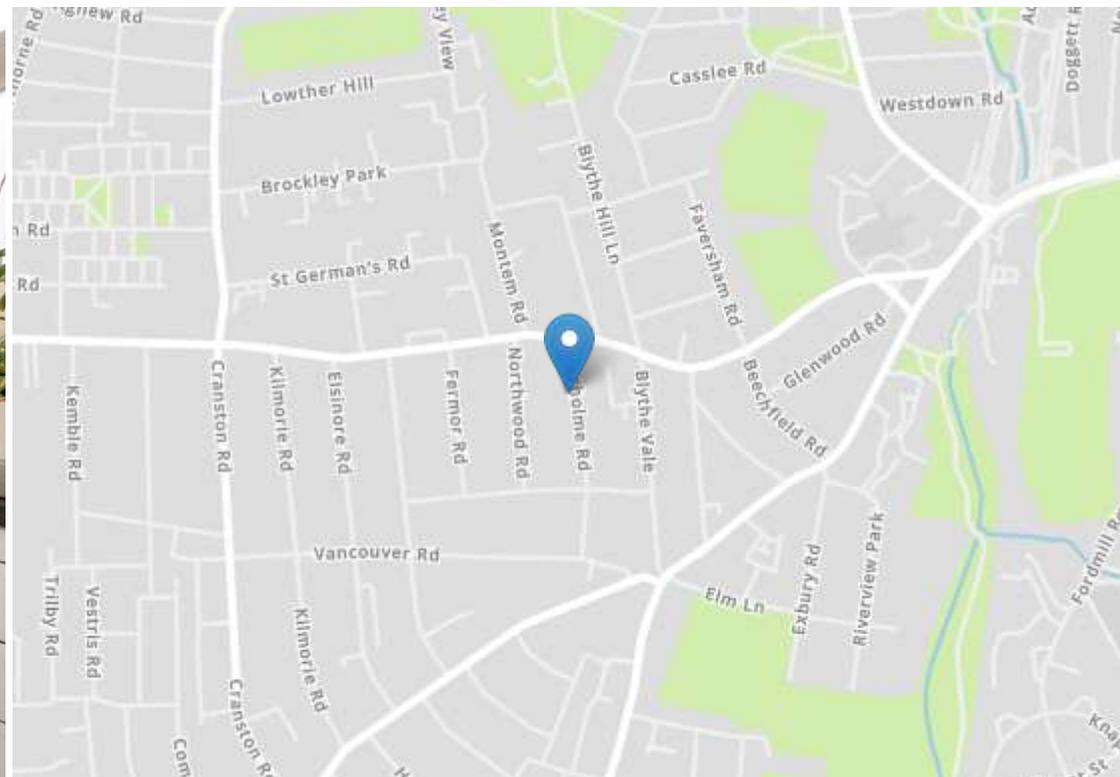
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AMPLE STORAGE

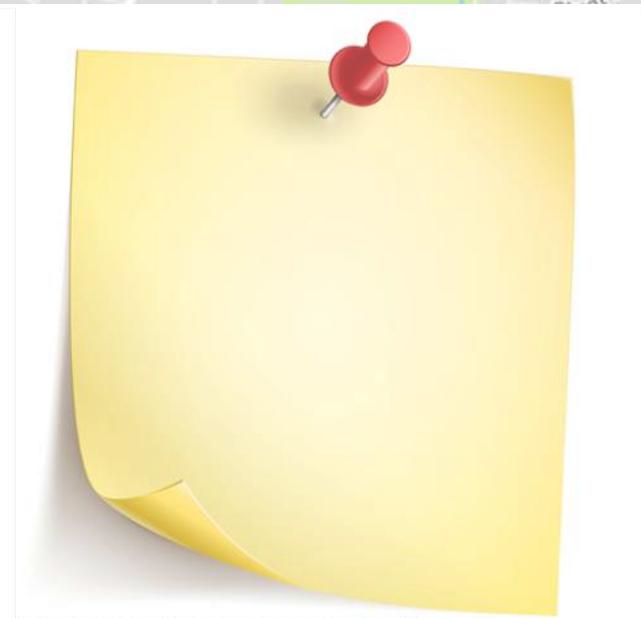




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England, Scotland & Wales



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