

Stanfords

— sales & lettings —



£350,000

1 bedroom flat

Noel Terrace
Forest Hill

Read all about it...

This bright and spacious accommodation is located on the top floor of a popular Victorian mansion block in the heart of Forest Hill. The property has been lovingly improved by the present owner and balances traditional character with modern fixtures.

The property comprises; a double bedroom & a reception room with traditional sash windows, fitted carpet, a modern white bathroom suite with a walk-in shower, a kitchen/diner which offers a comfortable and flexible living space.

The block is conveniently located only a stone's throw from the great local amenities of Forest Hill town centre and just 0.1mi to Forest Hill Station for Overground and National Rail services with regular and direct trains into Central London & The City.

The flat has the additional benefit of being offered on the market with no onward chain.

THIRD FLOOR

Hallway

Pendant light, fitted carpet.

Reception Room / Kitchen

4.75m x 3.53m (15' 7" x 11' 7")

Spotlights, sash windows, tiled splashback, matching base units, wooden worksurfaces, electric oven, gas hob with overhead extractor, radiators, laminate flooring.

Bedroom

4.12m x 3.47m (13' 6" x 11' 5")

Pendant light. sash windows, radiators, fitted carpets.

Furnishing: Double bed with mattress, wardrobe, chest of drawers, bedside

drawer.

Bedroom

4.12m x 3.27m (13' 6" x 10' 9")

Pendant light, sash window, integrated wardrobe, radiator, fitted carpet.

Furnishing: Wardrobe, chest of drawers.

Shower Room

2.62m x 2.52m (8' 7" x 8' 3")

Pendant light, tiled splashback, frosted sash window, rainfall showerhead, glass divider, sink with mixed tap, radiator, tiled flooring.

WC

Pendant light, frosted sash window, WC, fitted carpet.



THIRD FLOOR

Total Area: 60.9 m² ... 656 ft²

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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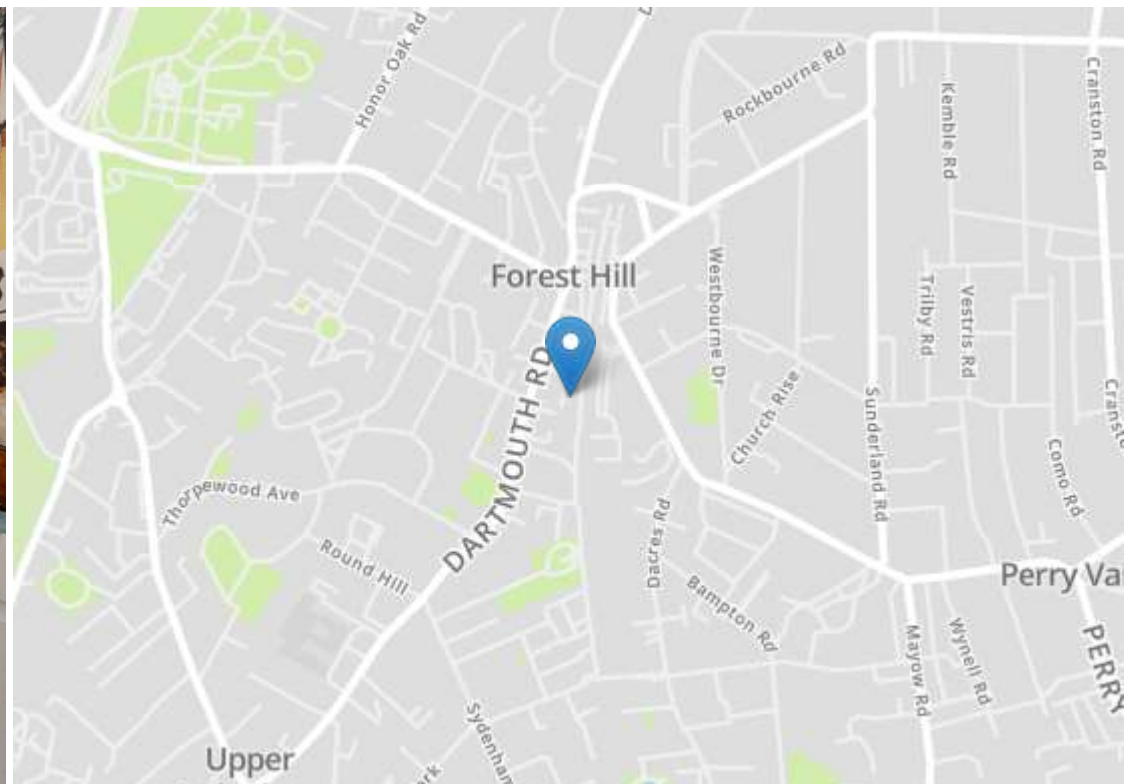
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0.1MI FOREST HILL
STATION
TOP FLOOR FLAT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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