

# Stanfords

— sales & lettings —



**£365,000 Leasehold**

1 bedroom flat

Gaynesford Road

Forest Hill

## Read all about it...

This lovely 1-bedroom flat forms part of the ground floor of an attractive detached Edwardian building. It is located on a quiet residential road just a short distance away from Forest Hill Town Centre, the railway station with excellent connections in and out of Central London & The City, as well as an array of green spaces, local independent shops, restaurants and pubs.

Internally, the flat is generously proportioned, spanning over 500sqft. The property comprises; a spacious & bright lounge and dining area with an alcove storage cupboard and French doors leading out to the courtyard garden, a compact kitchen with integrated appliances, and a generously proportioned double bedroom with an ensuite shower room.

Externally, the property enjoys the advantages of a courtyard garden, and shared off-street parking is available for the residents on a first-come, first-served basis.

Tenure: Leasehold (117 years remaining) | Service Charge: £140pm | Building Insurance: £1169.77pa | Ground Rent: £0

### GROUND FLOOR

#### Hall

Pendant ceiling light, fitted carpet.

#### Lounge/Diner

5.57m x 5.20m (18' 3" x 17' 1")

Spotlights, French doors to the garden, windows to side, storage cupboard, radiators, hardwood floorboards.

#### Kitchen

3.54m x 1.43m (11' 7" x 4' 8")

Spotlights, window, matching base units, granite worktops, stainless steel sink, electric oven, gas hob

with overhead fan extractor, integrated microwave & dishwasher, hardwood floorboards.

#### Bedroom

4.28m x 2.95m (14' 1" x 9' 8")

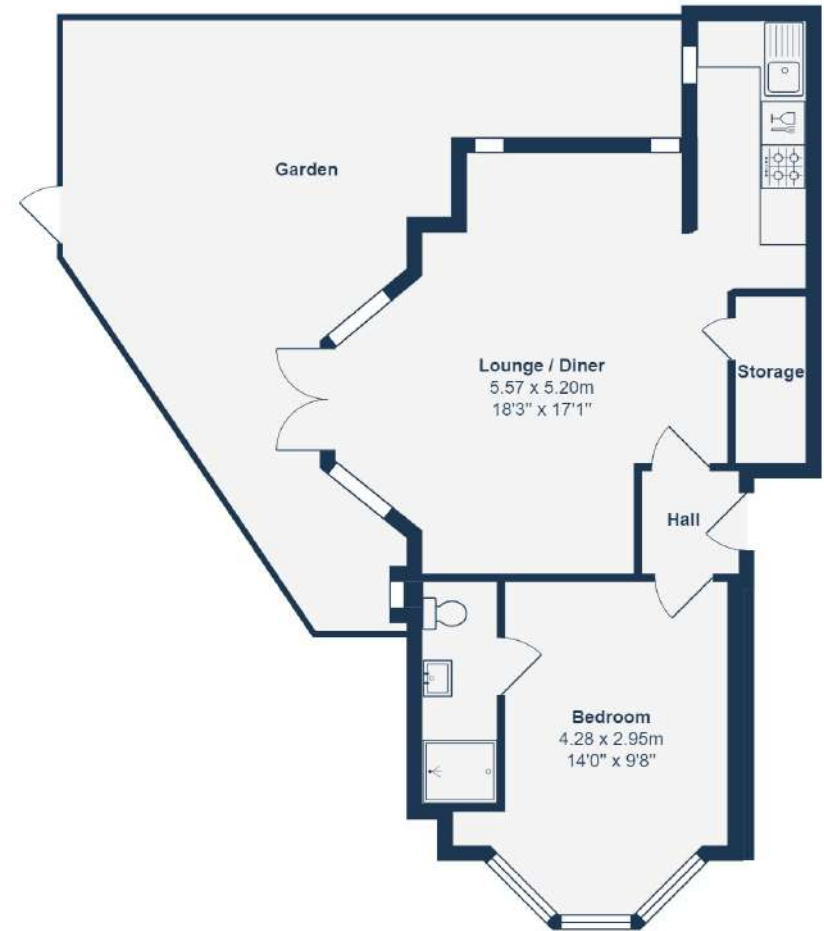
Spotlights, bay windows to front, radiator, fitted carpet.

#### Ensuite

Spotlights, frosted window, walk-in shower with rainfall showerhead, vanity sink unit, heated towel rail, WC, tiled walls and flooring.

#### Courtyard

Tiled back courtyard.



Ground Floor

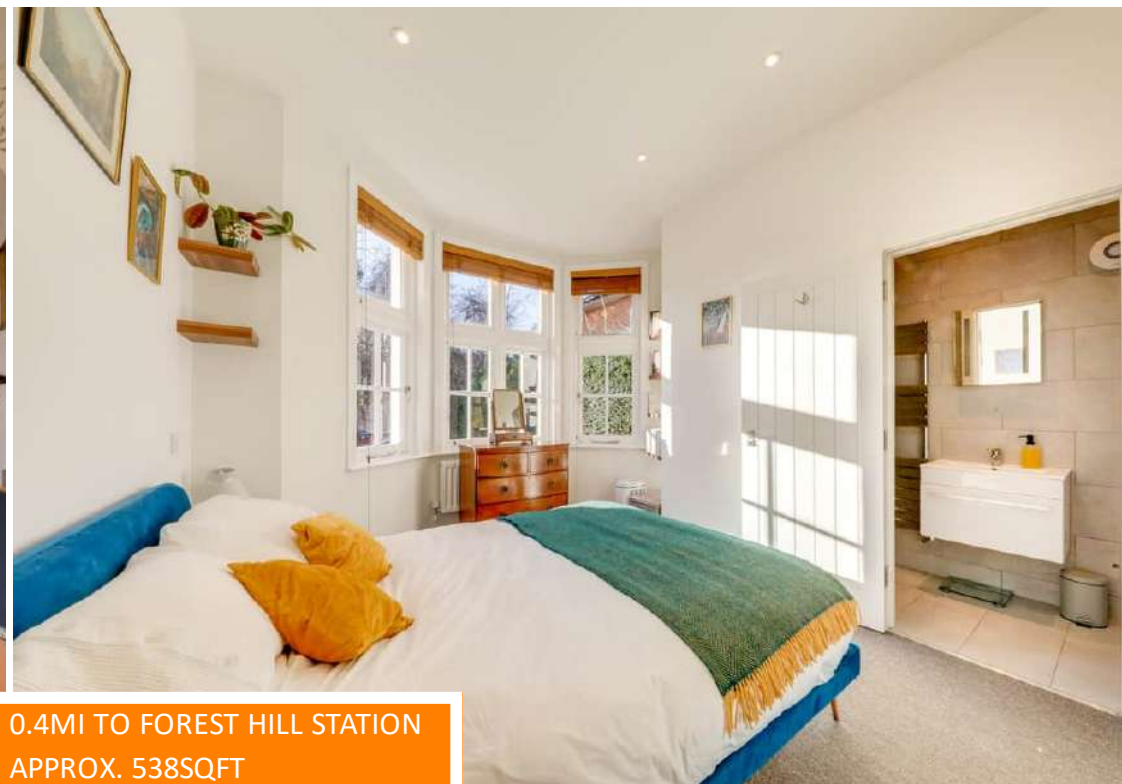
Total Area: 50.0 m<sup>2</sup> ... 538 ft<sup>2</sup>

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.

Like what you see?

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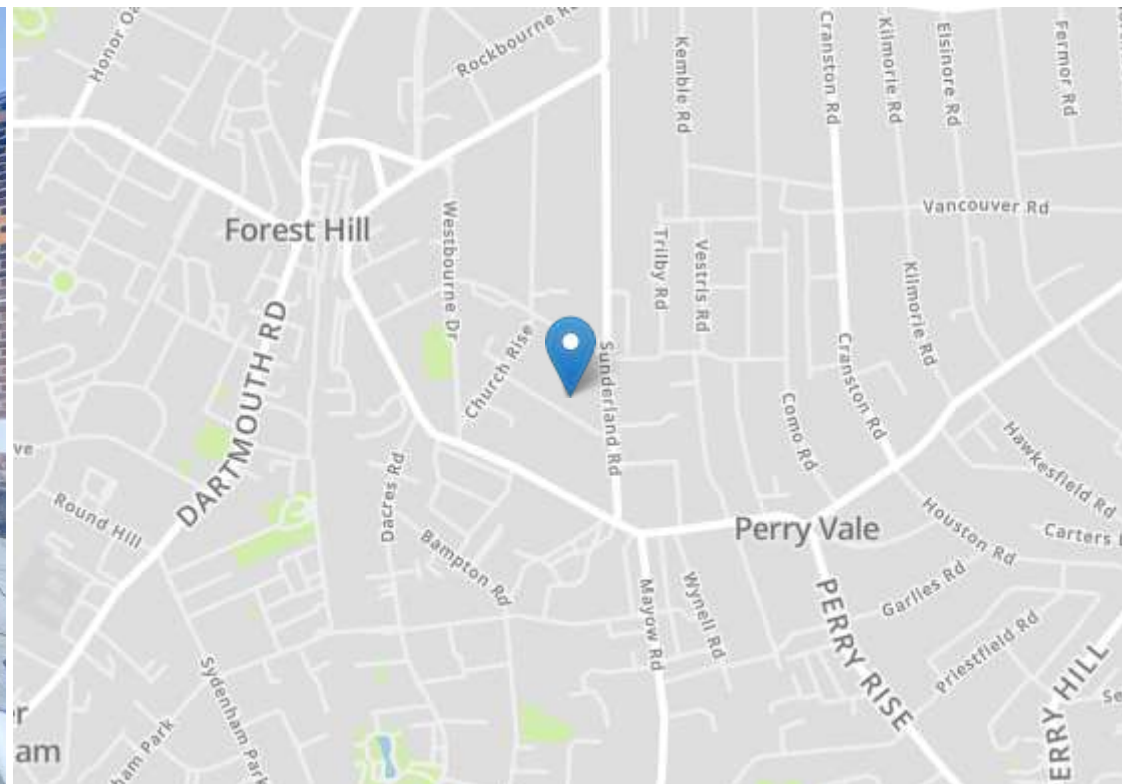
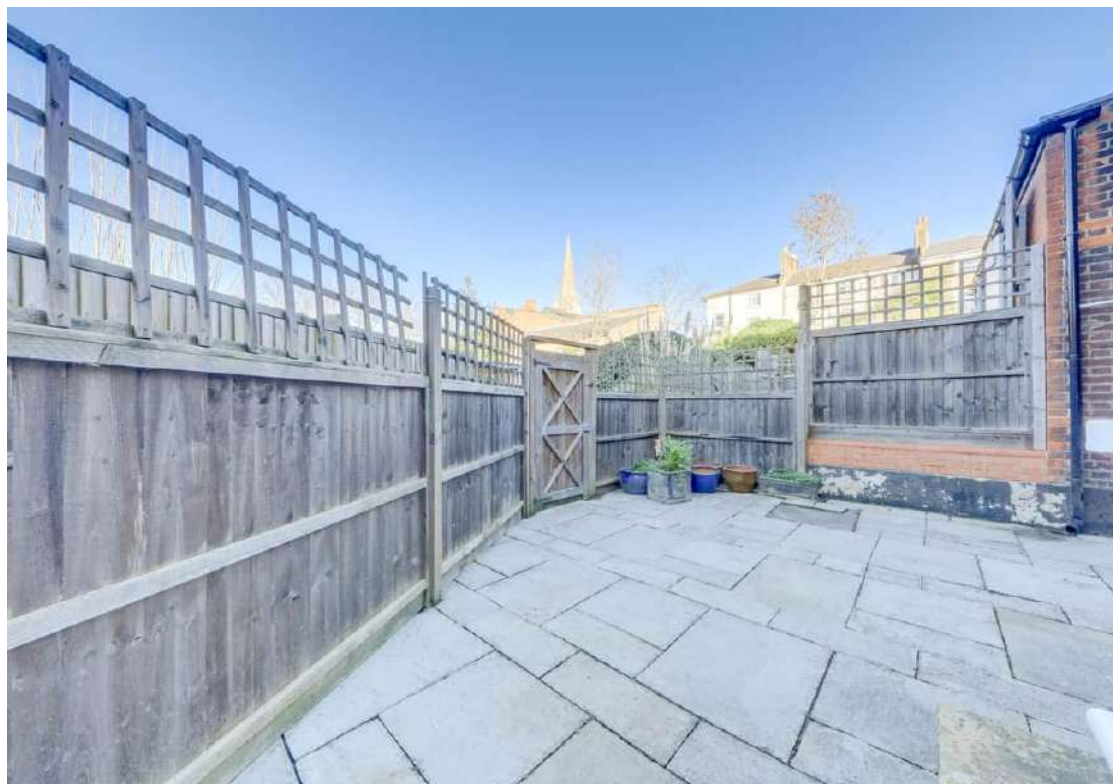
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GROUND FLOOR CONVERSION  
FLAT  
PRIVATE COURTYARD  
PERIOD FEATURES THROUGHOUT

0.4MI TO FOREST HILL STATION  
APPROX. 538SQFT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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