

Stanfords

— sales & lettings —



£520,000

2 bedroom maisonette

Kilmorie Road
Forest Hill

Read all about it...

Situated on a popular tree-lined street in Forest Hill, this beautiful purpose-built maisonette has been lovingly maintained by the present owners with neutral decor throughout and a recently fitted kitchen, bathroom & double-glazed sash windows throughout.

Internally, the property spans over 800 sqft and consists of a bright reception room with alcove shelving, a generously proportioned double bedroom with a built-in wardrobe, a smaller second bedroom and a study room with built-in storage and workspace. At the rear of the property is a modern & spacious kitchen/diner with integrated appliances and direct access leading to the private rear garden.

Further benefits include a loft space for storage and a recently fitted shower room.

GROUND FLOOR

Entrance Hall

Pendant ceiling light, tiled flooring, stairs with fitted carpet leading up to the first floor

FIRST FLOOR

Landing

Pendant ceiling lights, storage cupboard, loft storage, fitted carpet.

Reception Room

3.90m x 3.45m (12' 10" x 11' 4")

Pendant ceiling light, double-glazed sash windows, built-in cabinetry with alcove shelving, fireplace, radiator, wood flooring.

Bedroom

3.47m x 3.45m (11' 5" x 11' 4")

Pendant ceiling light, double-glazed sash window, built-in wardrobe, radiator, fitted carpet.

Bedroom

2.53m x 1.92m (8' 4" x 6' 4")

Pendant ceiling light, double-glazed sash window, radiator, fitted carpet.

Study

2.55m x 1.40m (8' 4" x 4' 7")

Pendant ceiling light, double-glazed window, built-in wardrobe & alcove shelving, radiator, fitted carpet.

Kitchen/Diner

5.01m x 3.52m (16' 5" x 11' 7")

Pendant ceiling lights & spotlights, double-glazed sash windows, door to the garden, granite work tops, sink, overhead fan extractor, integrated fridge/freezer & dishwasher, fireplace, radiator, tiled flooring.

Shower Room

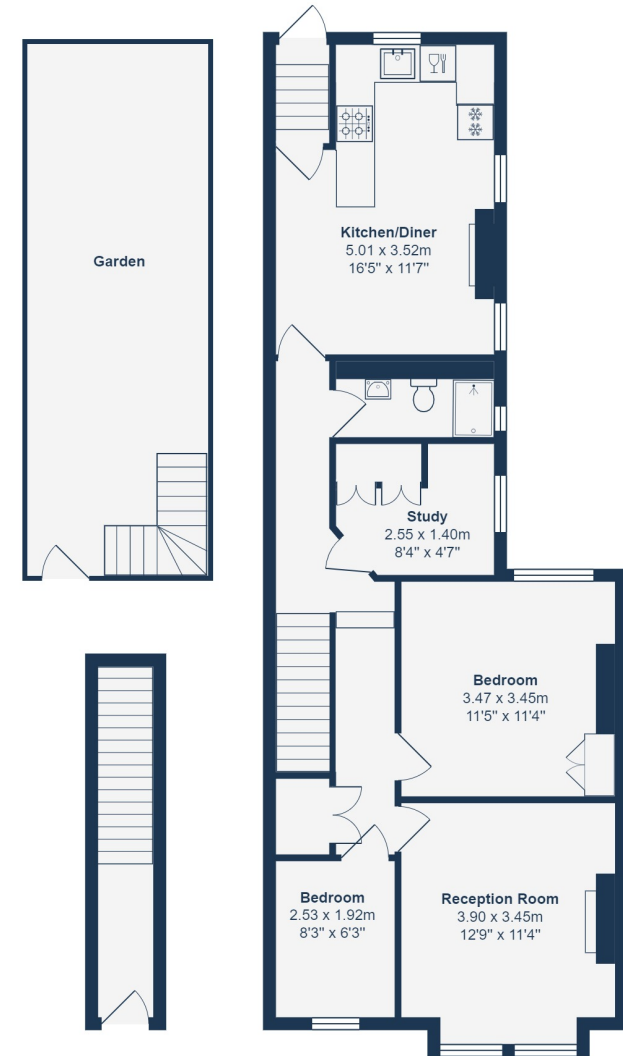
2.55m x 1.23m (8' 4" x 4' 0")

Spotlights, frosted sash window, enclosed shower with rainfall showerhead, tiled splashback, sink, radiator, WC, tiled flooring.

OUTSIDE

Garden

Patioed garden, flowerbeds & mature trees.



Ground Floor

First Floor

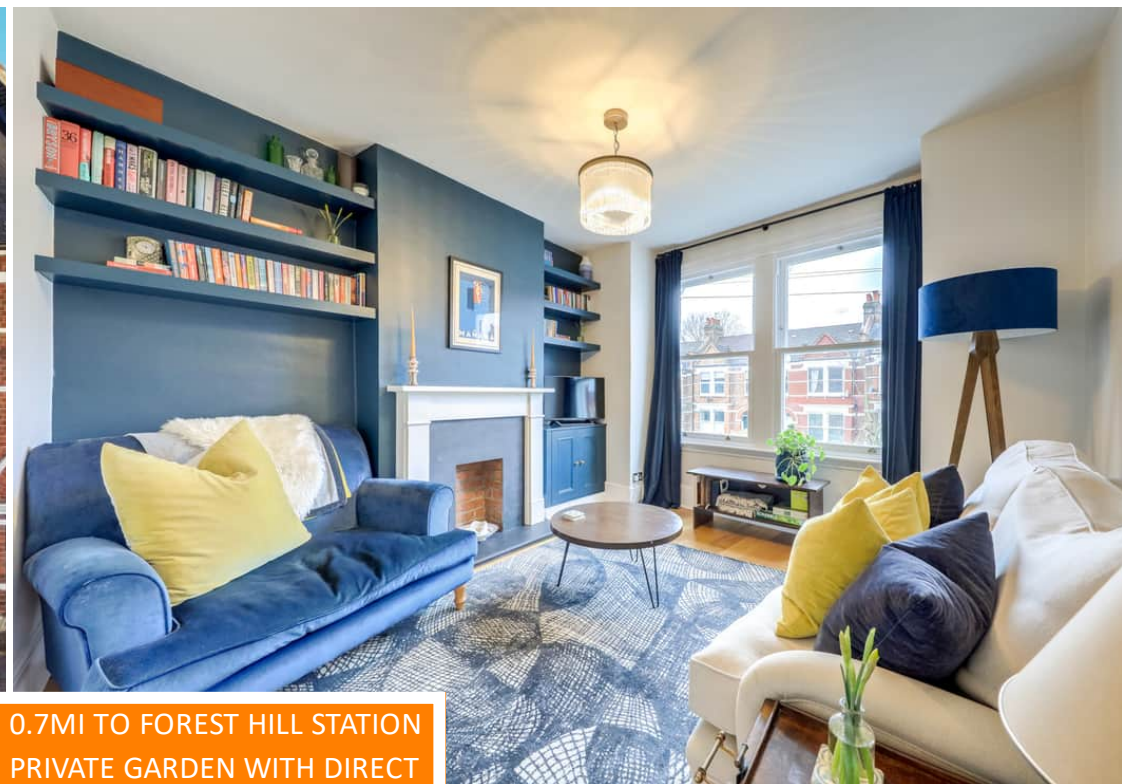
Total Area: 75.2 m² ... 809 ft² (excluding garden)

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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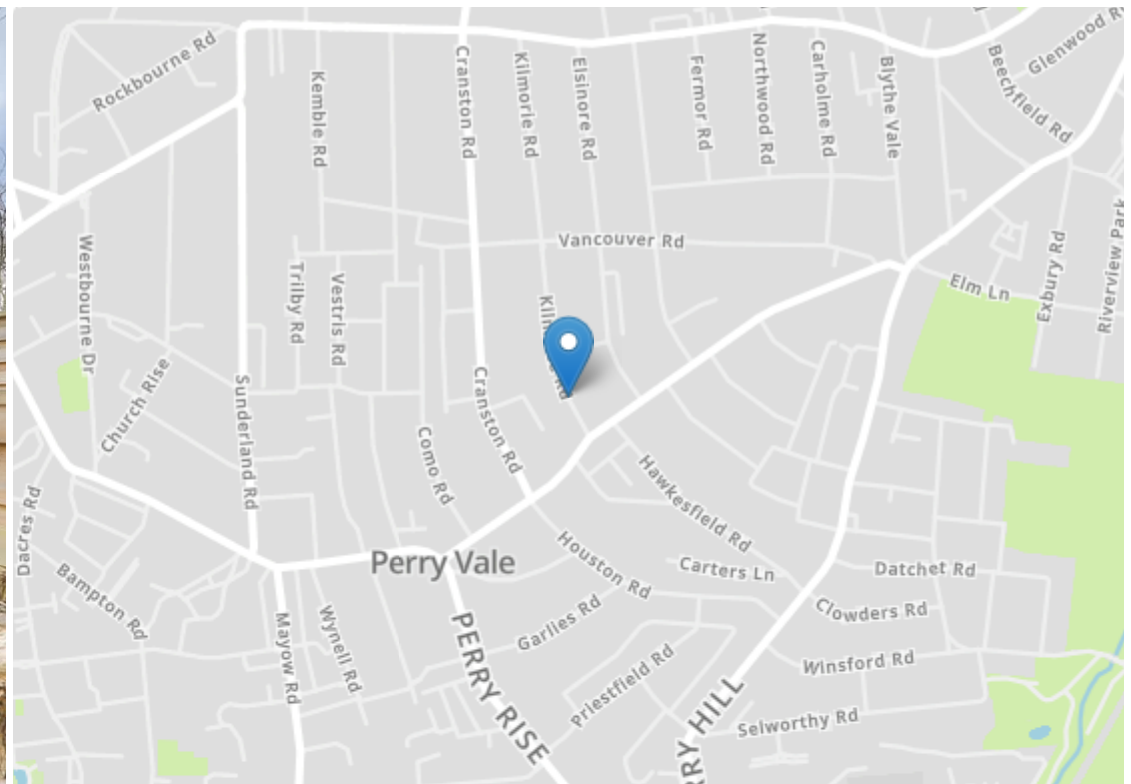
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2 BEDROOMS & A STUDY
OWN ENTRANCE
KITCHEN / DINER

0.7MI TO FOREST HILL STATION
PRIVATE GARDEN WITH DIRECT
ACCESS
INTEGRATED APPLIANCES





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	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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