

# Stanfords

— sales & lettings —



**£475,000 Share of Freehold**

2 bedroom flat

Wood Vale

Forest Hill

# Read all about it...

Bring the outside in with this spacious 2 apartment with a private balcony.

Located on the first floor of a recently renovated low-rise private block sits this 2 double-bedroom flat. Over 670 sq ft, the flat boasts 2 double bedrooms, a fitted kitchen, 3-piece bathroom suite with plenty of storage, a lounge with a wall of windows and double doors that flood the whole room with natural light. The private balcony has just been modernised and comfortably fits a dining set.

Externally, there is a shared garden with gated off-street parking available and a private garage en-bloc that is demised to the property.

## FIRST FLOOR

### Entrance hall

4.15m x 1.36m (13' 7" x 4' 6")

Original parquet flooring

### Utility Room

Plumbing for washing machine and space for freezer with worktop and shelves over

### Kitchen

3.51m x 2.23m (11' 6" x 7' 4")

Pendant ceiling light, matching wall and base units, laminate worktops with integrated sink and mixer tap, built-in oven, gas hob with extractor hood, integrated fridge, full height cupboard with a gas combi boiler, serving hatch to living room, double glazed window to the front, vinyl flooring.

### Lounge/Diner

18'3 x 10'8 (5.57 x 3.25m)

Original parquet flooring, double glazed window, radiator, pendant ceiling lights, double door to the balcony.

### Bedroom

14'0 x 8'8 (4.26 x 2.65m)

Fitted carpet, radiator, fitted wardrobe, pendent ceiling light, double glazed window.

### Bedroom

14'0 x 9'3 (4.26 x 2.83m)

Fitted carpet, radiator, pendent ceiling light, double glazed window.

### Bathroom

7'5 x 5'8 (2.26 x 1.73m)

Three-piece suite comprising tiled panel enclosed bath with shower screen, integrated vanity wash basin, WC, tiled splashback, heated towel rail, wall mirror, inset spotlights, tiled flooring.

## OUTSIDE

### Balcony

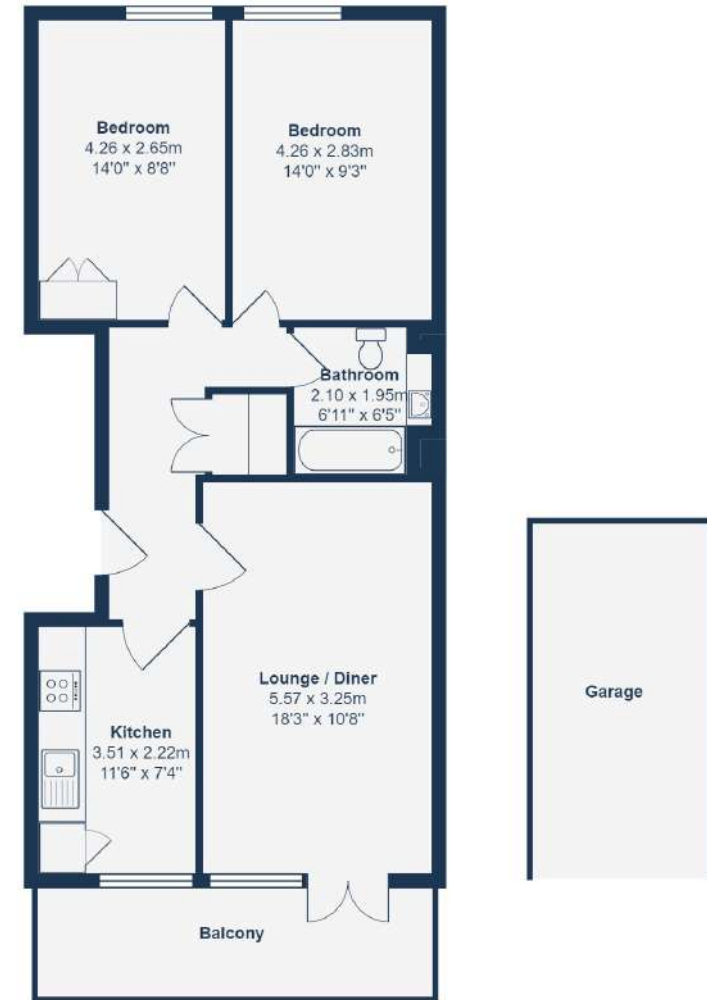
18'5 x 5'8 (5.62 x 1.72m)

Private balcony

### Shared Garden

### Single Garage

2.5m x 6m (8' 2" x 19' 8")



## First Floor

Total Area: 63.0 m<sup>2</sup> ... 678 ft<sup>2</sup> (excluding balcony, garage)

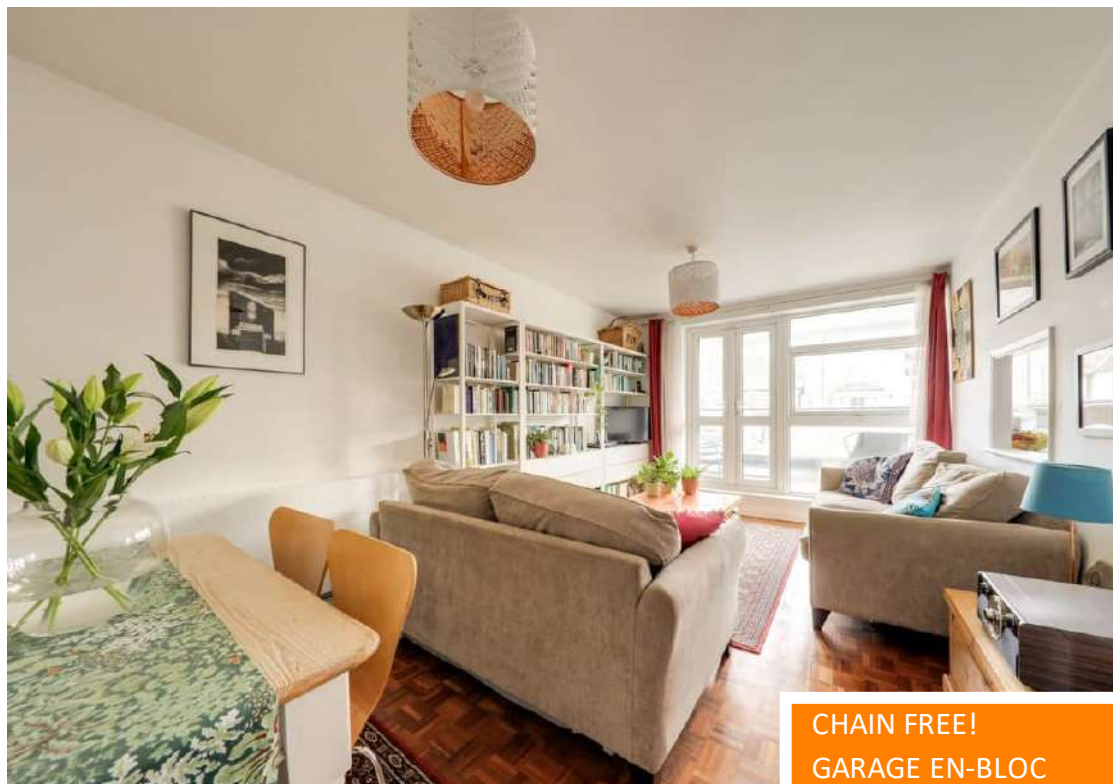
Drawn for Stanfords Sales & Lettings

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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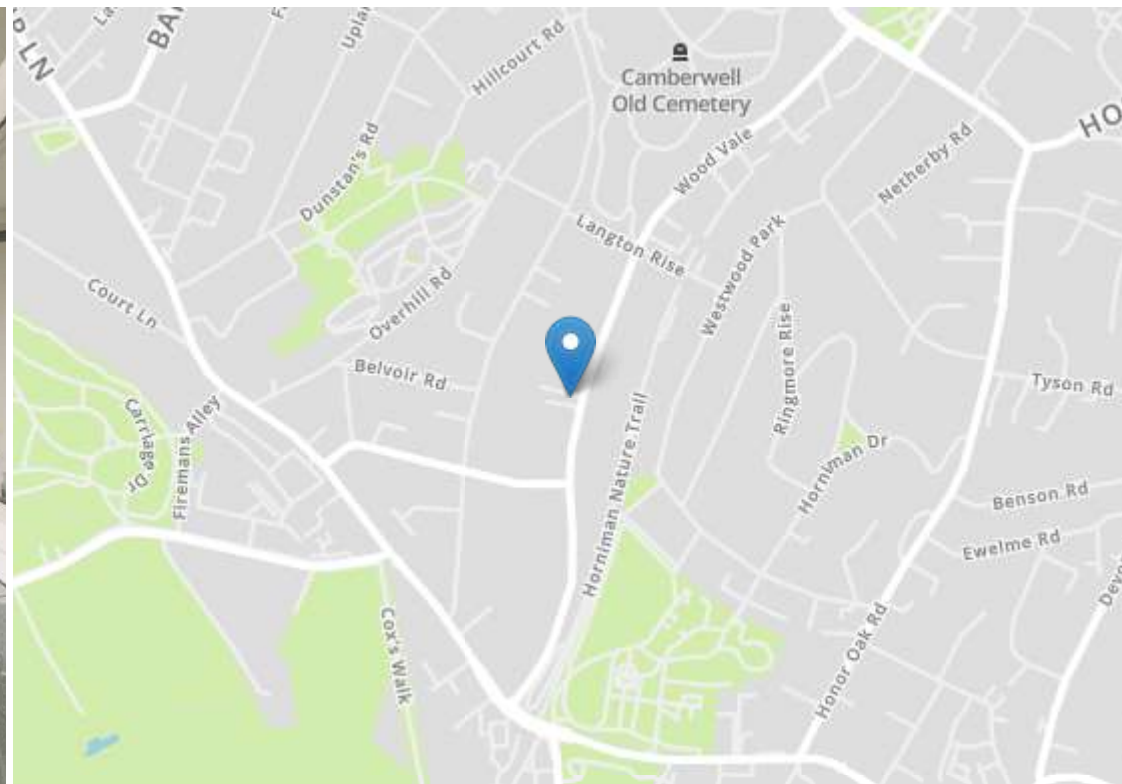
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	72	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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