

Stanfords

— sales & lettings —



£325,000 Leasehold

1 bedroom flat

Brockley Rise

Forest Hill

Read all about it...

Conveniently located in between Forest Hill, Crofton Park, and Honor Oak Park, this contemporary 1-bedroom first floor flat offers a stylish and comfortable living space in a modern building with easy access to local shops, cafes, restaurants, public transport, and green spaces such as the Blythe Hill Fields .

The apartment boasts a well-designed layout consisting of a welcoming entrance hall with ample storage, a spacious and bright reception room with an open-plan modern kitchen offering integrated appliances, a generous double bedroom, a sleek bathroom and a private balcony accessible from the living area & the bedroom, providing a charming outdoor space - an ideal spot to enjoy morning coffee, al fresco dining, or unwind after a long day.

Overall, the interior blends modern aesthetics and practical design, creating a welcoming ambiance. Large windows flood the living spaces with natural light, enhancing the sense of openness and cozy atmosphere.

The flat also benefits from shared bike storage on the ground floor of the building.

FIRST FLOOR

Hallway

4.18m x 1.09m (13' 9" x 3' 7")

Pendant ceiling light, storage cupboard, radiator, wood effect flooring.

Reception Room/Kitchen

5.50m x 4.25m (18' 1" x 13' 11")

Pendant lights, Spotlights, double-glazed windows, patio door to the balcony, laminate worktops, electric oven, gas hob with overhead fan extractor, stainless steel sink with drainer, integrated dishwasher & washing machine, radiator, wood

effect flooring.

Bedroom

4.44m x 2.98m (14' 7" x 9' 5")

Circular ceiling light & patio door to the balcony, radiator, fitted carpet.

Bathroom

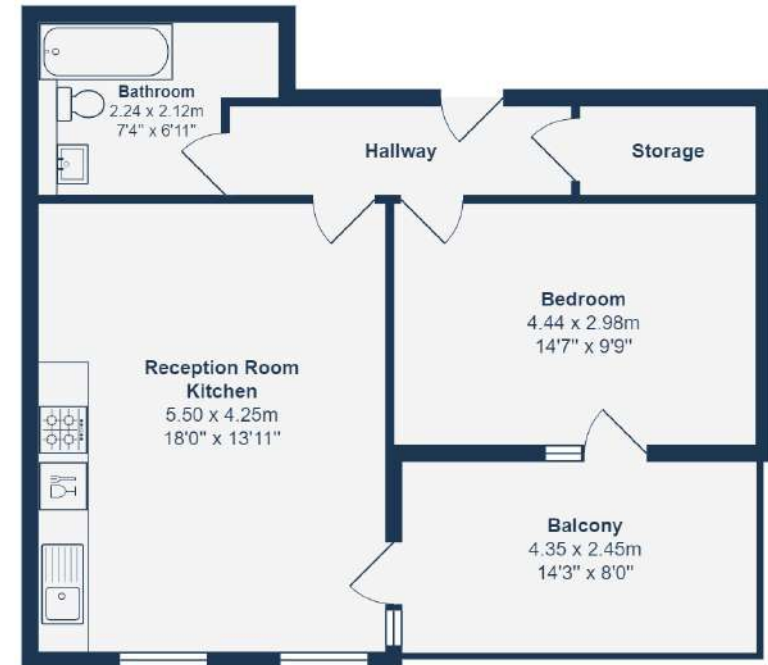
2.24m x 2.12m (7' 4" x 6' 11")

Circular ceiling light, bespoke mirror, bathtub with rainfall shower head, basin sink unit, heated towel rail, tiled walls & flooring.

OUTSIDE

Balcony

4.35m x 2.45m (14' 3" x 8' 0")



First Floor

Total Area: 50.0 m² ... 538 ft² (excluding balcony)

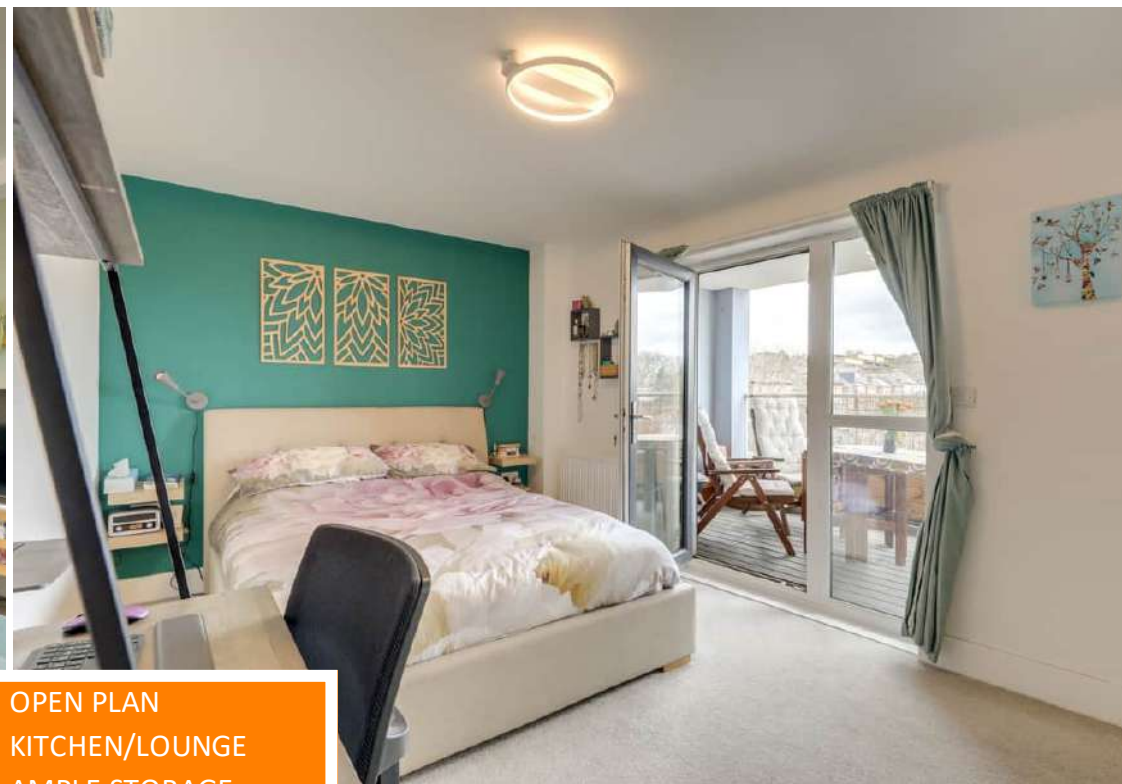
Drawn for Stanfords Sales & Lettings

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.

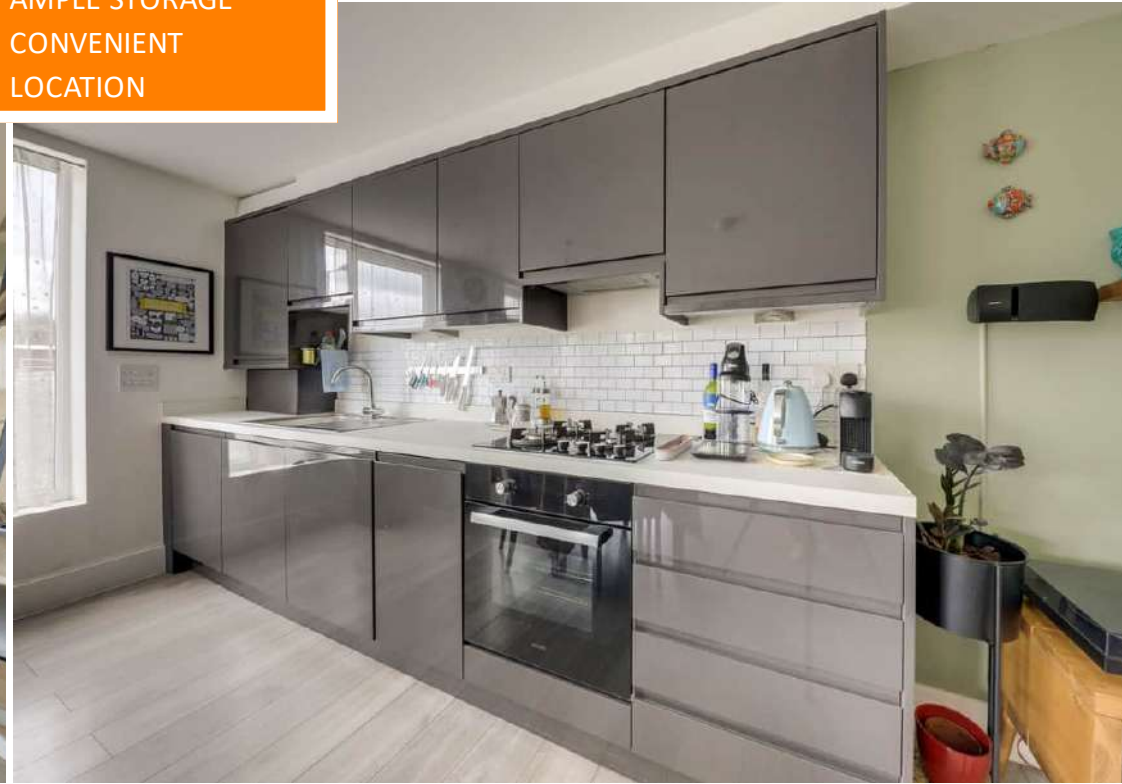
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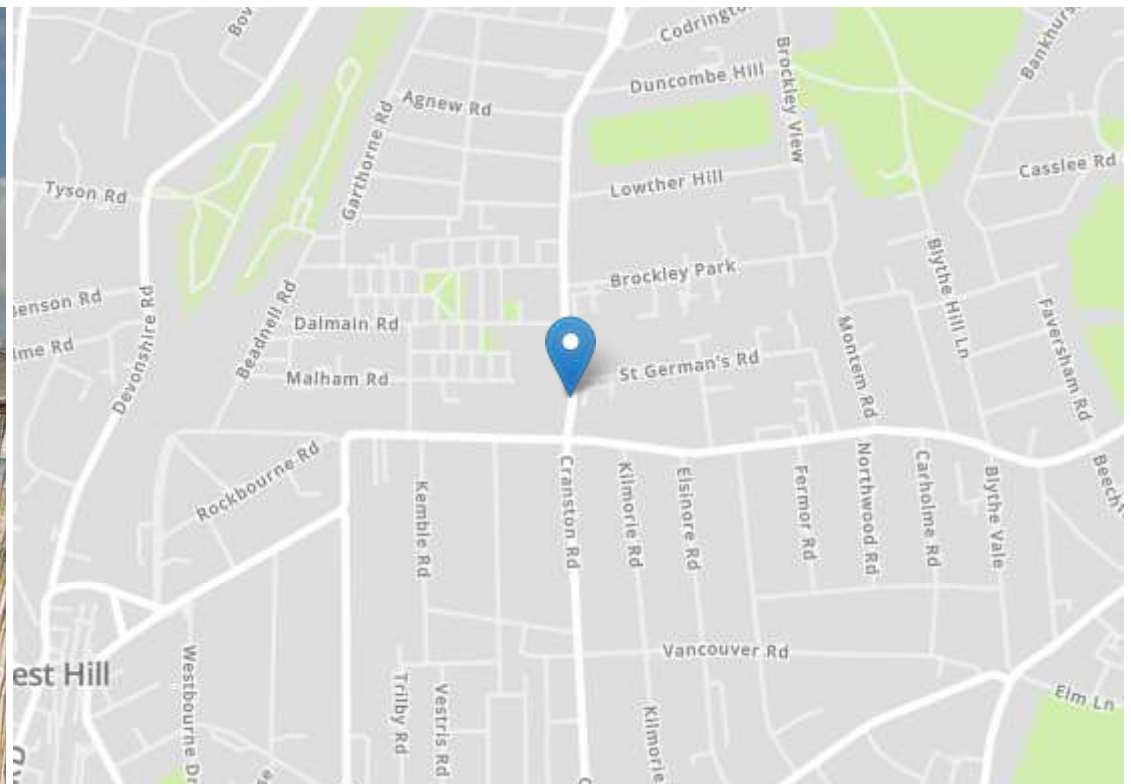
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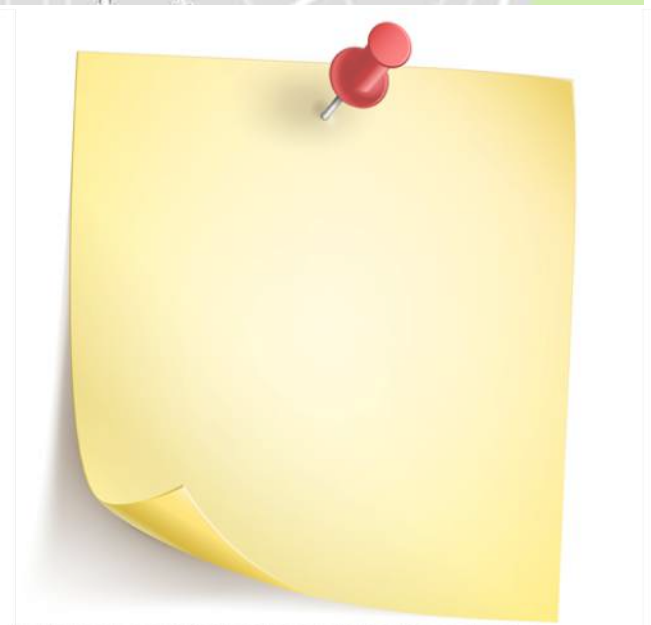


APPROX. 538SQFT
BALCONY
BIKE STORAGE
OPEN PLAN
KITCHEN/LOUNGE
AMPLE STORAGE
CONVENIENT
LOCATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(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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