

# Stanfords

— sales & lettings —



**£425,000 Share of Freehold**

2 bedroom flat

Bampton Road

Forest Hill

# Read all about it...

Located less than 0.5 miles from Forest Hill Town Centre, this lovely two-bedroomed ground-floor flat has been tastefully decorated by the current owners and with contemporary fittings throughout.

Internally, the property spans approximately 592sqft and comprises; a spacious open-plan living space with a modern fitted kitchen/diner with French doors opening out to the private well-maintained garden, a generously proportioned ensuite double bedroom, a second bedroom ideal for a guest room, a nursery or a study, and a family bathroom.

The flat is part of a modern development and offers it's residents shared off-street parking.

Tenure: Share Of Freehold (989 years remaining) | Service Charge: £100pm | Ground Rent: None

## GROUND FLOOR

### Hallway

Pendant ceiling lights, covered radiator, wood effect flooring.

### Lounge

3.29m x 3.10m (10' 10" x 10' 2")

Pendant ceiling light, French doors to the garden, covered radiator, wood effect flooring.

### Kitchen/Diner

3.50m x 3.48m (11' 6" x 11' 5")

Pendant ceiling light, double-glazed window, electric oven, gas hob with overhead fan extractor, wooden top surfaces, 1 1/2 sink with drainer, integrated dishwasher, radiator, wood effect flooring.

### Bedroom

3.63m x 3.36m (11' 11" x 11' 0")

Pendant ceiling light, French doors to the front, radiator, fitted carpet.

### Ensuite

2.23m x 1.10m (7' 4" x 3' 7")

Circular ceiling light, walk-in shower with rainfall shower head & glass screen, vanity sink unit, heated towel rail, WC, tiled walls & flooring.

### Bedroom

2.56m x 2.43m (6' 7" x 8' 0")

Pendant ceiling light, double-glazed windows, radiator, fitted carpet.

### Bathroom

2.23m x 2.14m (7' 4" x 7' 0")

Circular ceiling light, frosted window, vanity sink unit, bathtub, heated towel rail, tiled flooring.

## OUTSIDE

### Garden

Tiered garden surrounded by a wooden fence with a decking area and well-maintained lawn.



Total Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup> (excluding garden)

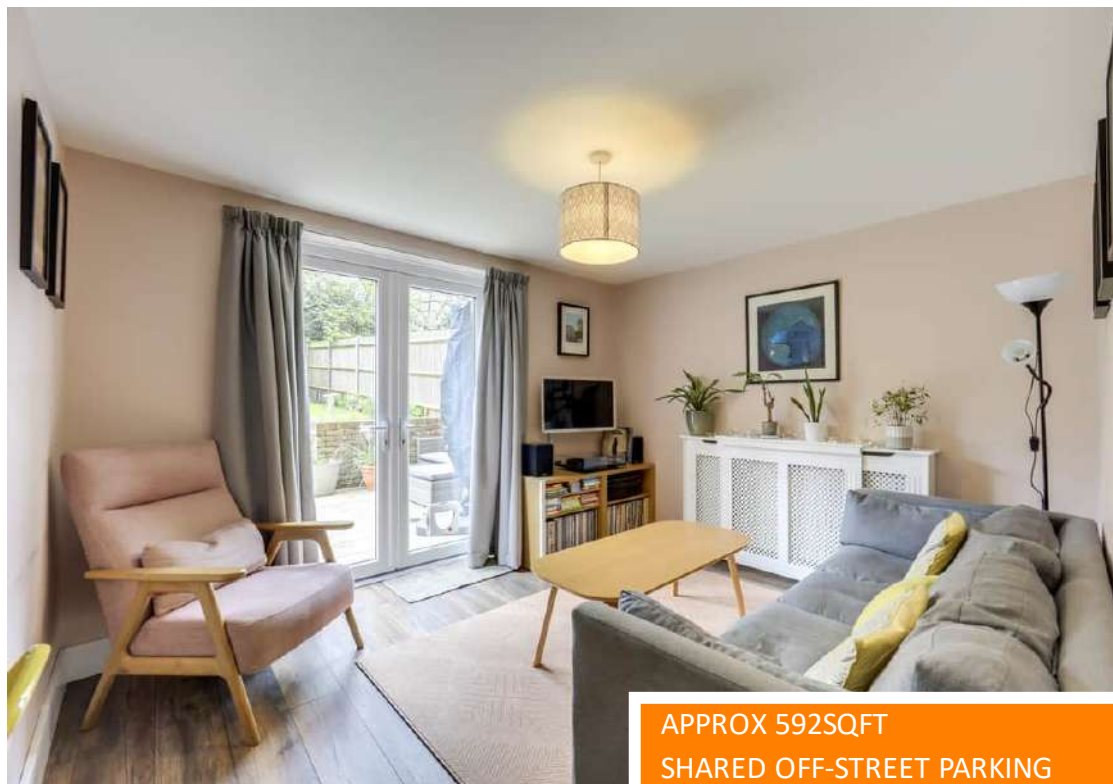
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

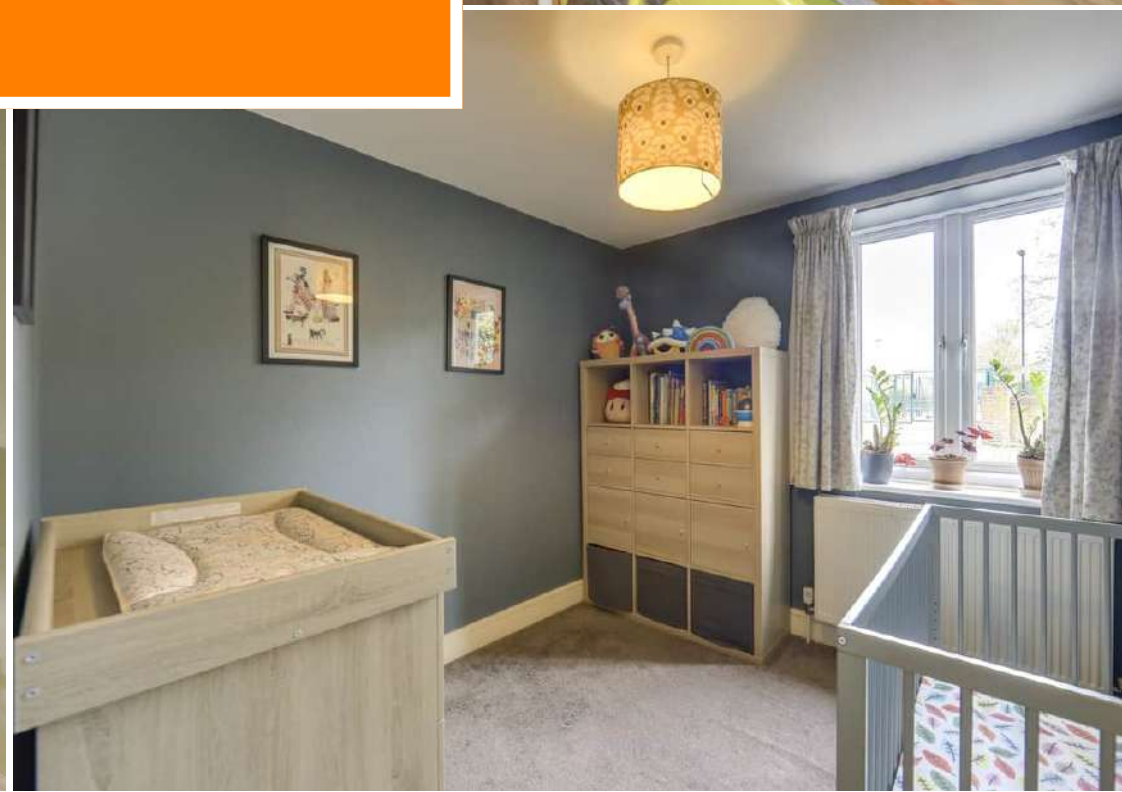
Call 020 8699 6778 or email us at [foresthill@stanfordstates.london](mailto:foresthill@stanfordstates.london) to arrange a viewing or request further information

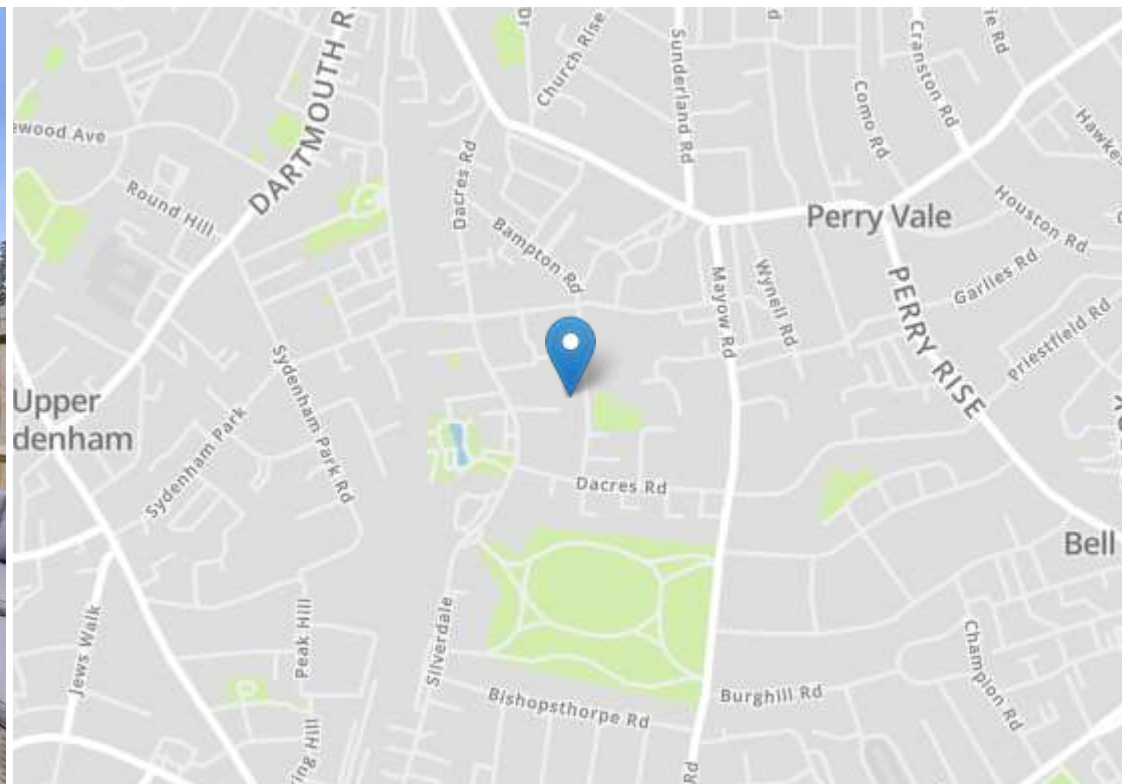
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APPROX 592SQFT  
SHARED OFF-STREET PARKING  
OPEN PLAN KITCHEN/LIVING  
ROOM

PRIVATE GARDEN  
0.5MI TO FOREST HILL STATION





### 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>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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