



**£400,000 Share of Freehold**  
2 bedroom flat

South Road  
Forest Hill

## Read all about it...

Offered to the market with no onward chain, this spacious split-level flat is ideally located just a short walk from Forest Hill Town Centre, where you'll find a wide variety of shops and supermarkets, exciting places to eat and drink and Forest Hill Station with frequent London Overground and Nation Rail Services into Central London.

Set across the ground and first floors of Hillhurst Court, a private residential block, internally this property boasts a bright and spacious living room, with plenty of space for dining and a separate kitchen. Upstairs, there are two bedrooms, both good-sized doubles with built-in storage and a bathroom. This property also benefits from a south-facing balcony and a garage.

**Tenure:** Share of Freehold | **Service Charge:** £140pm | **Ground Rent:** N/A

### GROUND FLOOR

#### Lounge/Diner

16' 7" x 12' 4" (5.05m x 3.76m)

Double-glazed windows and door to balcony, ceiling light, storage cupboard, radiator, fitted carpet.

#### Kitchen

9' 5" x 8' 0" (2.87m x 2.44m)

Double-glazed windows, ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for washing machine and dishwasher, integrated oven, gas hob and extractor hood, combi boiler, vinyl flooring.

### FIRST FLOOR

#### Bedroom

12' 4" x 11' 5" (3.76m x 3.48m)

Double-glazed windows, pendant ceiling light, storage cupboard, radiator, fitted carpet.

#### Bathroom

9' 1" x 8' 8" (2.77m x 2.64m)

Double-glazed windows, ceiling light, bathtub with shower and screen, pedestal washbasin, WC, tiled flooring.

#### Bedroom

12' 4" x 9' 5" (3.76m x 2.87m)

Double-glazed windows, pendant ceiling light, storage cupboard, radiator, fitted carpet.

### OUTSIDE

#### Balcony

#### Garage



**Ground Floor**  
Area: 34.1 m<sup>2</sup> ... 367 ft<sup>2</sup>

**First Floor**  
Area: 38.5 m<sup>2</sup> ... 414 ft<sup>2</sup>

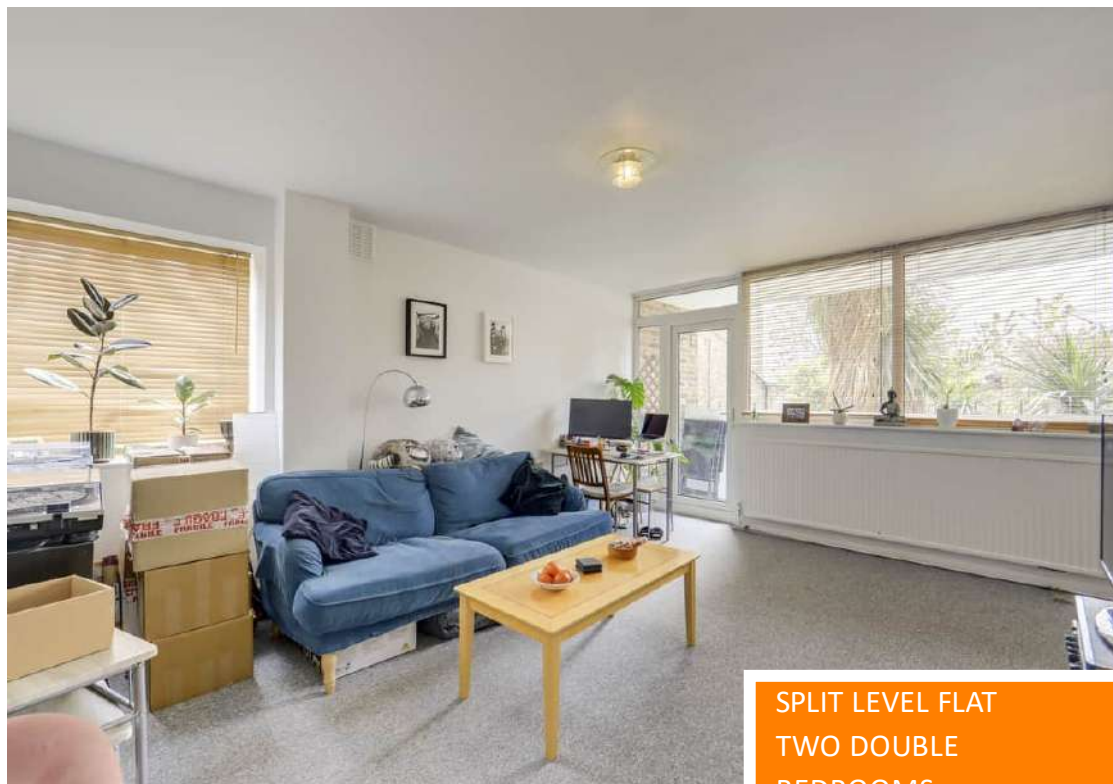
Total Area: 72.6 m<sup>2</sup> ... 781 ft<sup>2</sup> (excluding balcony)

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 only and should not be relied upon.

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SPLIT LEVEL FLAT  
TWO DOUBLE  
BEDROOMS  
CLOSE TO FOREST HILL  
STATION

CHAIN FREE  
GARAGE  
APPROX 781SQFT.





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>	64	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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