



£435,000 Share of Freehold
2 bedroom maisonette

One Tree Close
Forest Hill

Read all about it...

Well positioned for stunning views across London, this split-level maisonette is set back from the road within a quiet cul-de-sac just off Honor Oak Rise and within the local nature reserve, One Tre Hill.

Beautifully presented throughout and benefitting from a lovingly maintained front garden and private ground floor entrance, this property features a bright and spacious lounge, with plenty of space for dining, and a separate kitchen on the first floor. Upstairs, there are two good-sized bedrooms, the master benefitting from built-in cupboards, a modern bathroom and access to the loft for storage.

Outside this property also benefits from off-street parking and a garage.

Ideally located for Honor Oak Park Station, providing frequent London Overground and National Rail service into Central London, along with a wide variety of local shops and exciting places to eat and drink. There are also plenty of green open spaces to enjoy within walking distance, including One Tree Hill right on your doorstep, a fantastic spot to enjoy views of the city.

Tenure: Share of Freehold (980years remaining on lease) | **Service Charge:** £155pm (including building insurance, repairs & maintenance) | **Ground Rent:** N/A

SPLIT LEVEL MAISONETTE
STUNNING VIEWS
0.5 MI TO HONOR OAK PARK
STATION

MODERN KITCHEN &
BATHROOM
GARAGE AND OFF STREET
PARKING
APPROX 792SQFT.



Like what you see?

Call 020 8699 6778 or email us at foresthill@stanfordstates.london to arrange a viewing or request further information



FIRST FLOOR

Lounge/Diner

14' 3" x 13' 2" (4.34m x 4.01m)

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

Kitchen

8' 8" x 7' 7" (2.64m x 2.31m)

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

SECOND FLOOR

Bedroom

11' 8" x 10' 10" (3.56m x 3.30m)

Double-glazed windows, pendant ceiling light, built-in wardrobe, storage cupboard, radiator, wood flooring.

Bedroom

10' 2" x 7' 11" (3.10m x 2.41m)

Double-glazed windows, pendant ceiling light, radiator, wood flooring.

Bathroom

6' 11" x 6' 0" (2.11m x 1.83m)

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

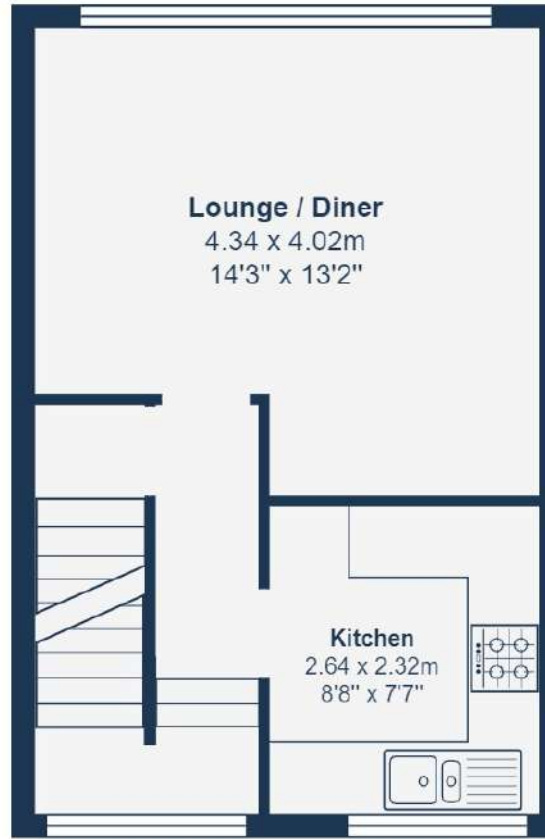
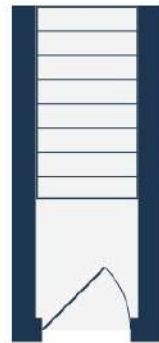
OUTSIDE

Garage

16' 5" x 8' 2" (5.00m x 2.49m)



Ground Floor



First Floor



Second Floor

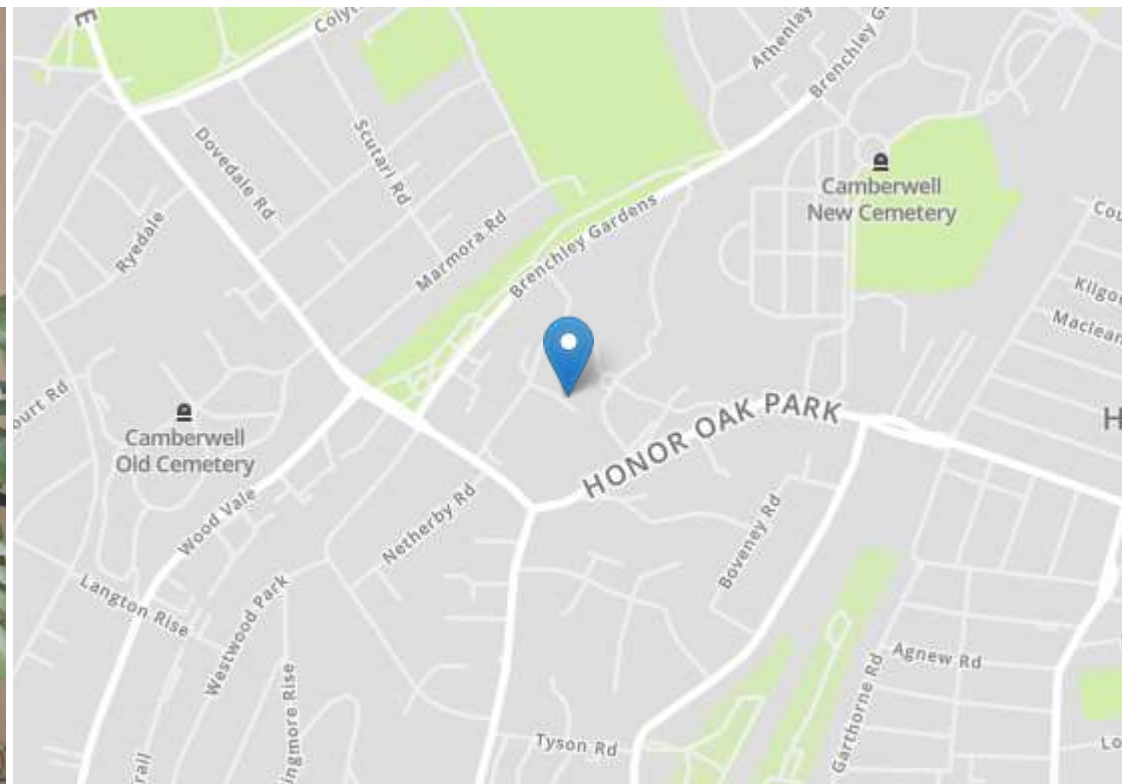
Total Area: 61.1 m² ... 658 ft² (excluding garage)

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.