

Stanfords

— sales & lettings —



£525,000 Share of Freehold

3 bedroom flat

Perry Rise

Forest Hill

Read all about it...

A fantastic three-bedroom flat boasting a private southwest-facing garden, set on the ground floor of a charming period conversion on Perry Rise. Ideal for buyers seeking fast transport links and a vibrant local area, this property is conveniently located within a mile of Forest Hill, Sydenham, and Lower Sydenham Stations, offering frequent London Overground and National Rail services into Central London. The local area provides a range of convenient amenities, including a GP practice and NHS dental practice within walking distance, as well as a diverse array of shops, supermarkets, and exciting places to eat and drink. Popular with families, Perry Rise is well-served by local nurseries and schools and offers plenty of green open spaces, including Mayow Park and Water Link Way, a popular walking and cycling route.

Boasting over 780 square feet of versatile living space, with the potential to extend (STPP), this property offers new owners an exciting opportunity. The flat features a spacious lounge with bay windows overlooking the front of the property and three well-proportioned bedrooms. The master bedroom benefits from French doors opening to the rear garden, making it an ideal lounge if the next owners prefer. At the rear of the property, you'll find a well-equipped kitchen, a modern bathroom, and a separate shower room—perfect for guests.

Stepping outside, the generously sized garden offers a patio area and a large lawn, perfect for al fresco dining and enjoying summer days.

Tenure: Share of Freehold (104 years remaining on lease) | **Service Charge:** N/A | **Ground Rent:** N/A | **Council Tax:** Lewisham band C

GROUND FLOOR FLAT
VERSATILE LAYOUT
GREAT TRANSPORT LINKS

PRIVATE GARDEN
THREE BEDROOMS
APPROX 789SQFT.



Like what you see?

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



GROUND FLOOR

Lounge

15' 5" x 13' 9" (4.70m x 4.19m)

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

Kitchen

8' 11" x 6' 8" (2.72m x 2.03m)

Double-glazed window, ceiling light, fitted kitchen units, stainless steel sink with mixer tap and drainer, integrated washing machine, fridge/freezer, oven and gas hob, radiator, tile flooring.

Bedroom

15' 9" x 9' 8" (4.80m x 2.95m)

Double-glazed French doors to garden, pendant ceiling light, radiator, fitted carpet.

Bedroom

10' 11" x 9' 3" (3.33m x 2.82m)

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

Bedroom

9' 7" x 7' 7" (2.92m x 2.31m)

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

Bathroom

5' 8" x 4' 10" (1.73m x 1.47m)

Double-glazed windows, ceiling light, bathtub with shower and screen, washbasin on vanity unit, heated towel rail, tile flooring.

Shower Room

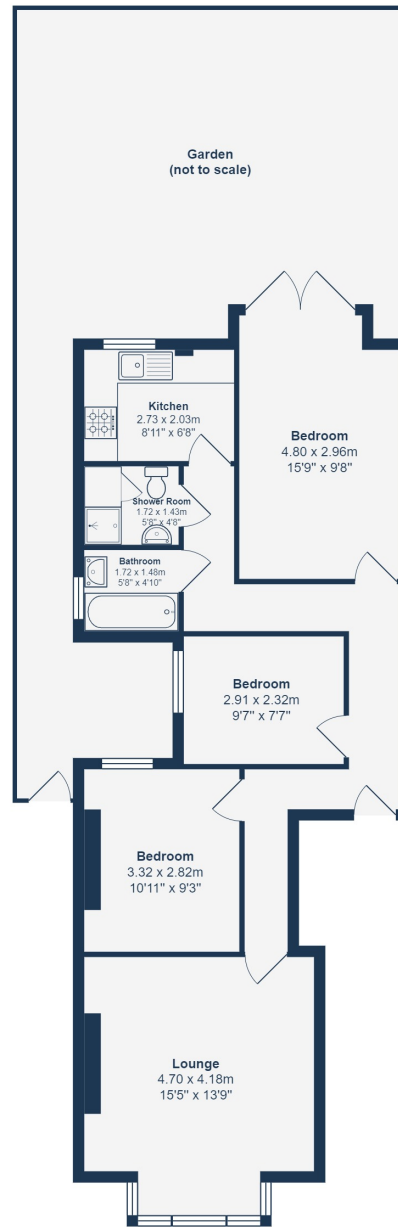
5' 8" x 4' 8" (1.73m x 1.42m)

Ceiling light, walk-in shower, washbasin, WC, heated towel rail, cupboard housing boiler, tile flooring.

OUTSIDE

Garden

Gravel patio leading to lawn, side access, storage shed.



Ground Floor

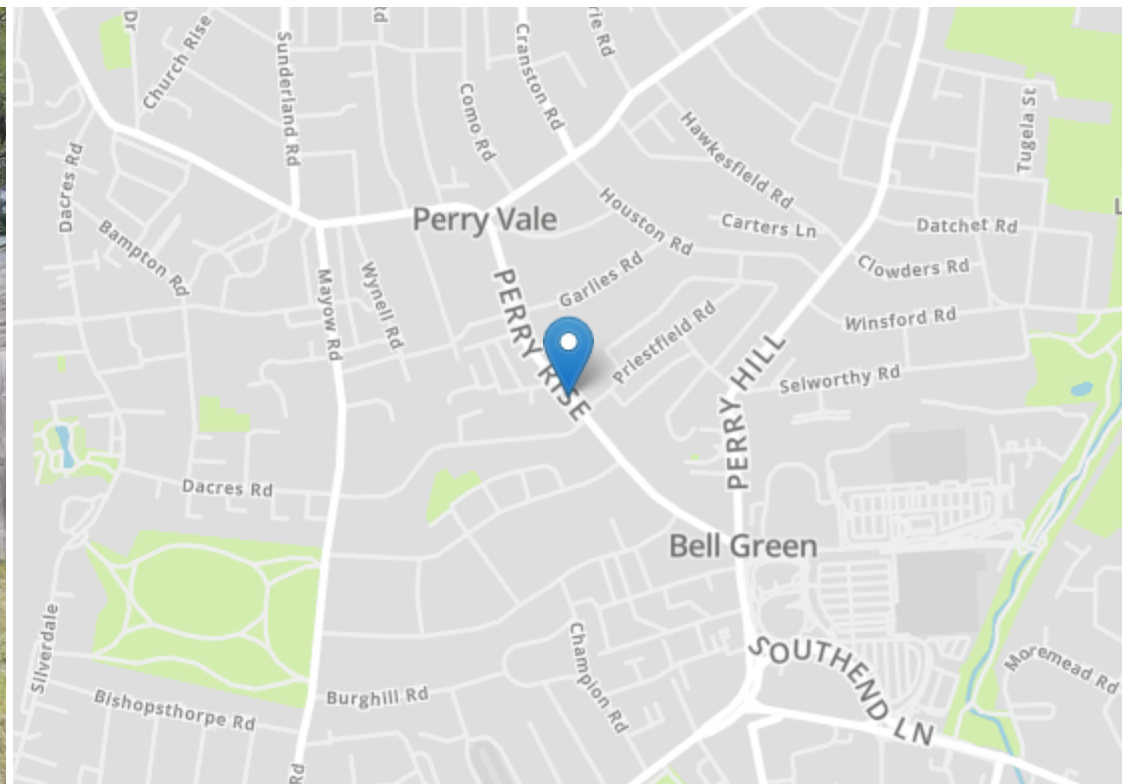
Total Area: 73.3 m² ... 789 ft²

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		75
(55-68)	D	60	
(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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