

# Stanfords

— sales & lettings —



**£525,000**

3 bedroom flat

Stondon Park

Forest Hill

## Read all about it...

Offered to the market with no onward chain, this beautifully presented flat is set on the first floor of a charming period conversion with its own private entrance. Inside, the light and spacious hallway, complete with built-in storage, leads to a lounge bathed in natural light from a striking arched window with soundproof glazing, creating a warm and inviting atmosphere.

Further along the hallway, you'll find a stylish bathroom and three bedrooms, with the master bedroom offering the convenience of built-in wardrobes. The contemporary kitchen, illuminated by dual-aspect windows, features modern units, integrated appliances, and ample dining space. The lovingly maintained garden can be accessed directly from the kitchen, as well as via off-street access at the rear. Raised decking creates a delightful patio area, perfect for alfresco dining and lounging in the sun. The garden also includes a well-kept lawn, raised plant beds, and a storage shed at the rear.

Perfect for those seeking fast transport links and a vibrant local community, this property is conveniently located near Honor Oak Park and Crofton Park Stations, offering frequent London Overground and National Rail services into Central London. The area boasts a diverse selection of shops, supermarkets, and an array of exciting places to eat and drink. Known for its family-friendly atmosphere, the local community is well-served by good nurseries and schools, as well as numerous green spaces with playgrounds, dog parks, and ample room to enjoy the outdoors. Additionally, the popular One Tree Hill Nature Reserve is just a short walk away, providing a fantastic spot to take in panoramic views of the city.

**Tenure:** Leasehold (105 years remaining) | **Service Charge:** £53pm | **Ground Rent:** £10pa | **Council Tax:** Lewisham band C

**CHAIN FREE**  
**LIGHT & MODERN DECOR**  
**PRIVATE GARDEN**  
**APPROX 879SQFT.**

**FIRST FLOOR FLAT**  
**EAT-IN KITCHEN**  
**GREAT TRANSPORT LINKS**



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to arrange a viewing or request further information





## FIRST FLOOR

### Landing

Pendant ceiling lights, built-in cupboard, radiator, fitted carpet.

### Lounge

13' 6" x 12' 6" (4.10m x 3.82m)

Arched window with sound proof glazing, pendant ceiling light, alcove shelving, radiator, wood flooring.

### Kitchen / Diner

14' 5" x 13' 8" (4.40m x 4.17m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, grill, gas hob and extractor hood, cupboard housing boiler, radiator, wood flooring.

### Bedroom

12' 6" x 11' 4" (3.82m x 3.45m)

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

### Bedroom

10' 1" x 8' 2" (3.08m x 2.49m)

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

### Bedroom

8' 0" x 5' 8" (2.44m x 1.73m)

Double-glazed window and door to balcony, pendant ceiling light, radiator, wood flooring.

### Bathroom

7' 1" x 5' 6" (2.15m x 1.69m)

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

## OUTSIDE

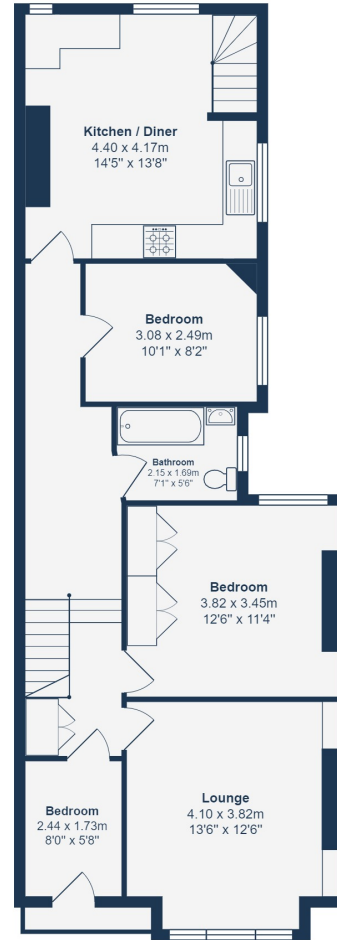
### Garden

Wood decking leading to lawn, shed, store cupboard and rear access.





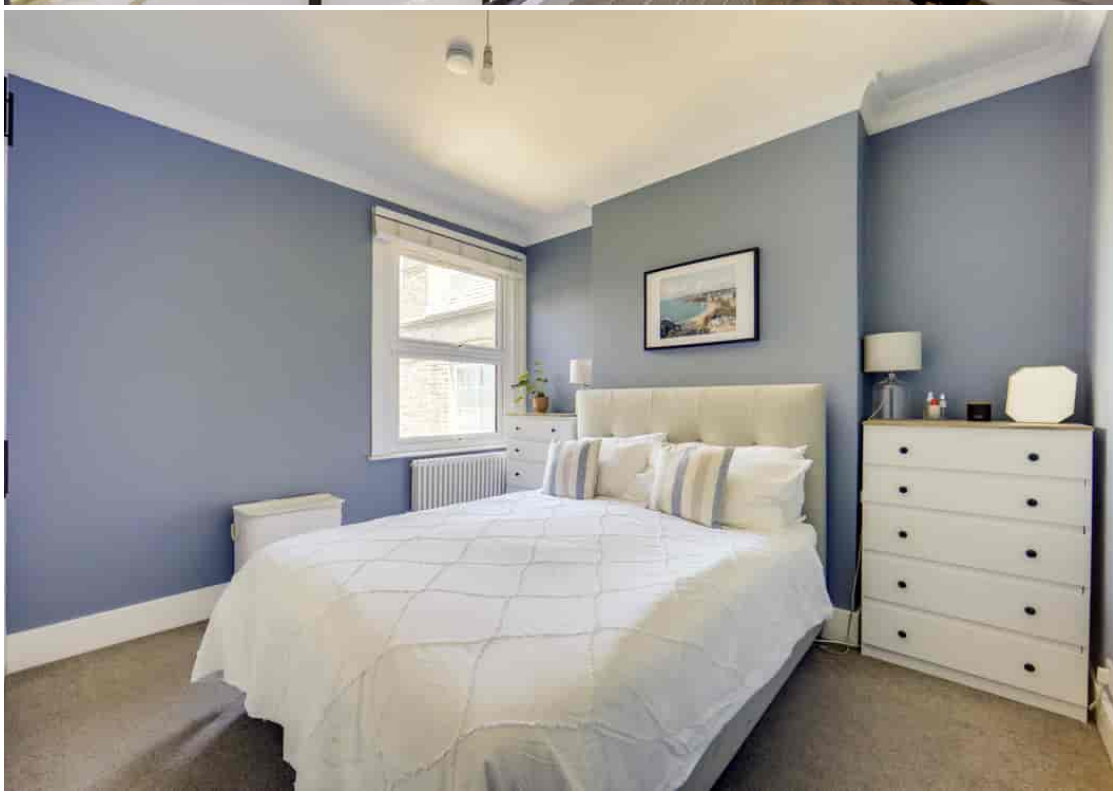
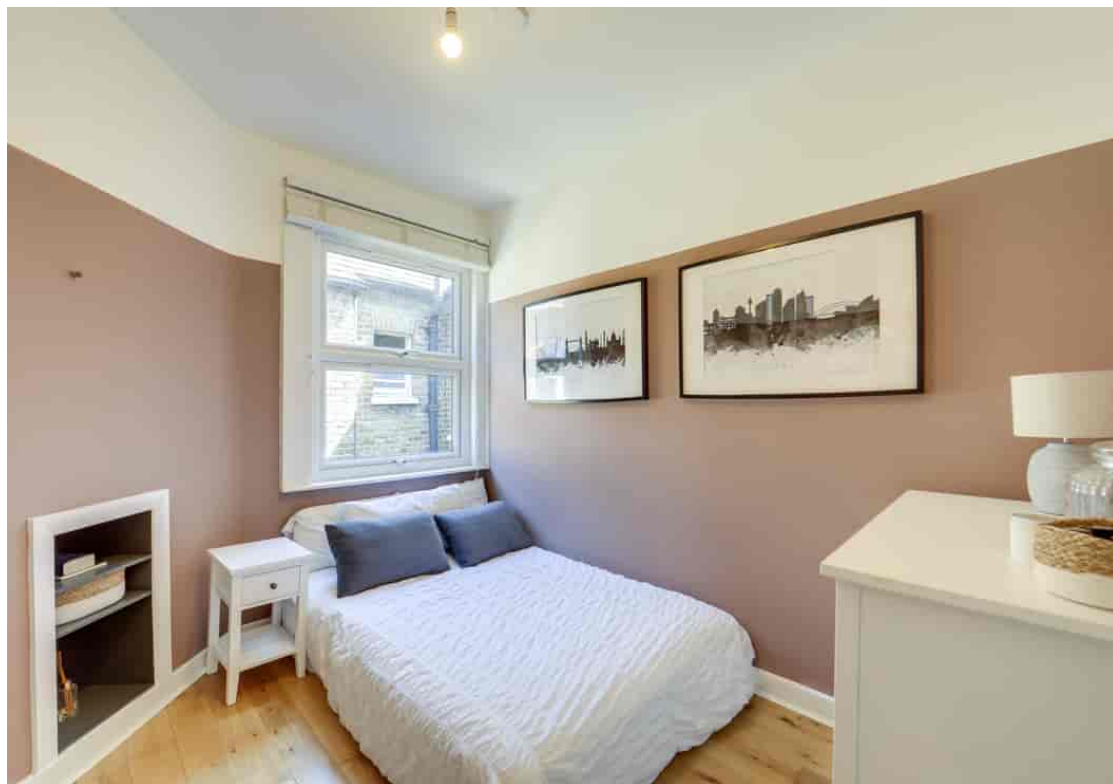
Ground Floor



First Floor

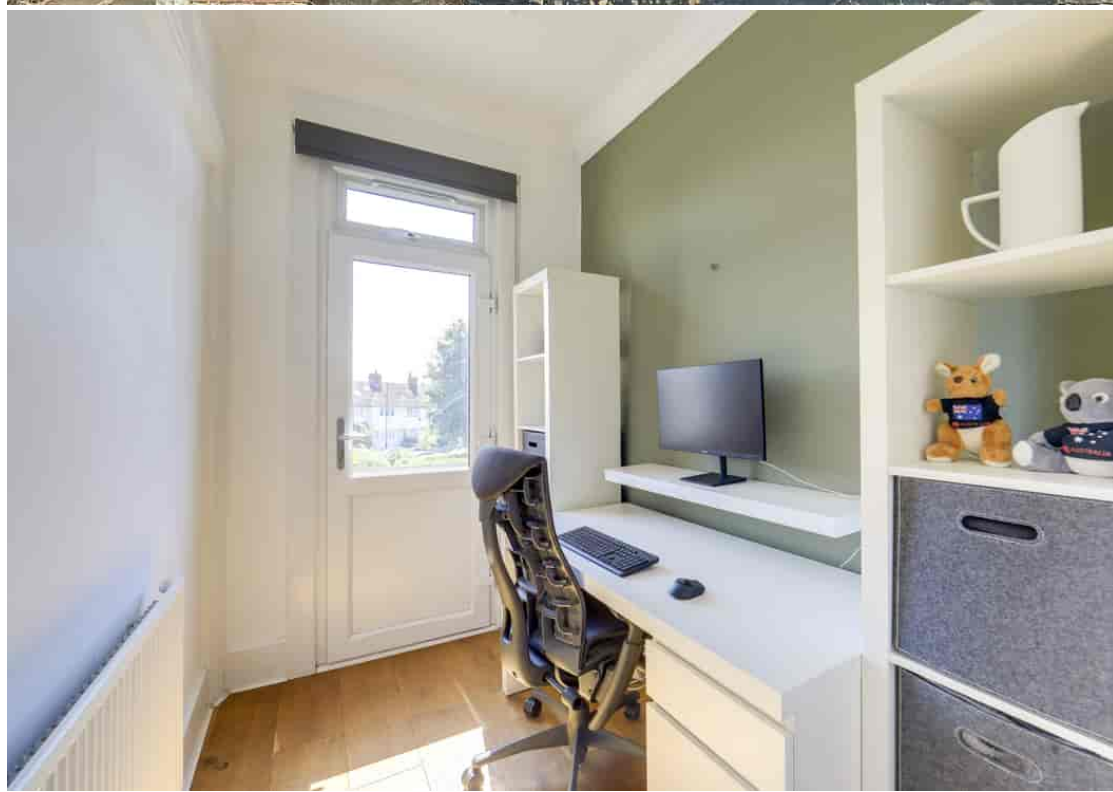
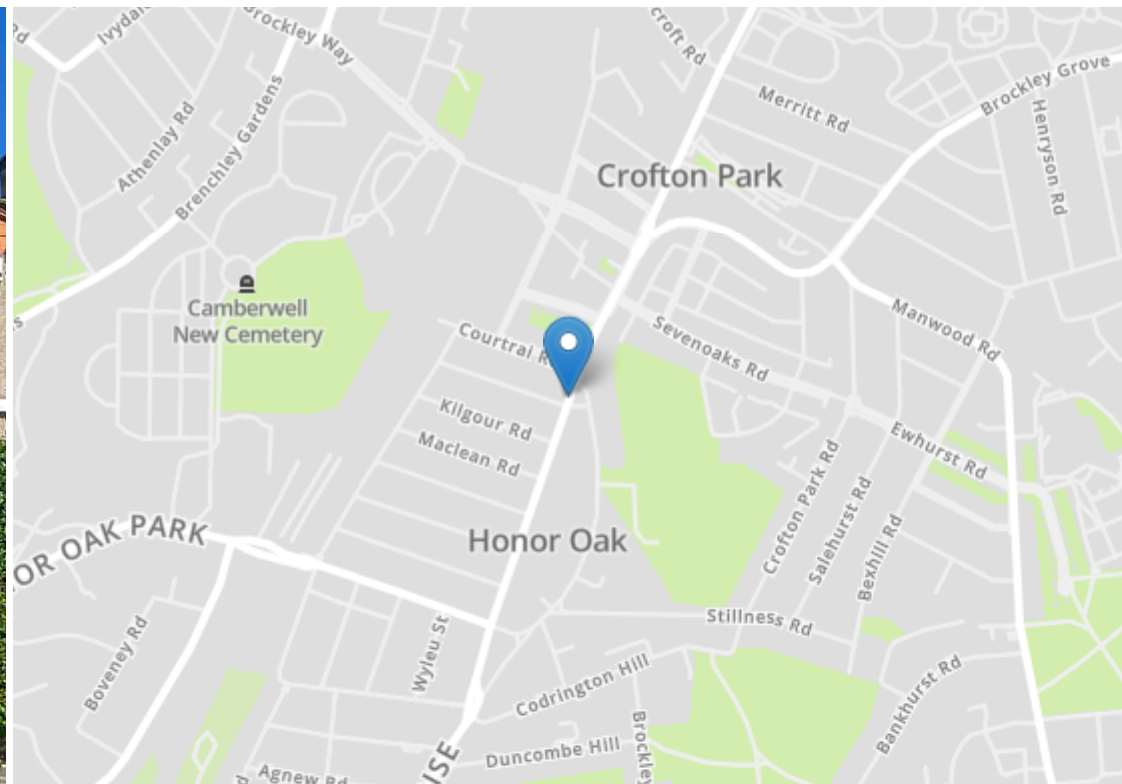
Total Area: 81.6 m<sup>2</sup> ... 879 ft<sup>2</sup> (excluding garden)

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.









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>	74	80
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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