



**£350,000 Leasehold**

2 bedroom flat

Perry Vale

Forest Hill



## Read all about it...

This bright and spacious two-bedroom flat, offered with no onward chain, presents an exciting opportunity for buyers seeking a move-in ready property in a prime location.

Set on the first floor of a popular residential block on Perry Vale, this flat is conveniently located just a brief stroll from Forest Hill Town Centre. Here, you'll discover a wide variety of shops and supermarkets, as well as exciting places to eat and drink. Additionally, Forest Hill Station is nearby, providing frequent London Overground and National Rail services into Central London.

Stepping inside, this light-filled property is presented in fantastic condition throughout. It features a spacious lounge and a modern kitchen with contemporary fitted units, offering direct access to a private balcony that overlooks the spacious communal garden. The entrance hall, benefiting from a handy storage cupboard, also leads to two well-proportioned bedrooms and a sleek shower room. This property also offers communal off-street parking.

**Tenure:** Leasehold (170 years remaining) | **Service Charge:** £174pm | **Ground Rent:** N/A | **Council Tax:** Lewisham band B

### FIRST FLOOR

#### Lounge

13' 2" x 12' 7" (4.01m x 3.84m)

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

#### Kitchen

9' 1" x 6' 1" (2.77m x 1.85m)

Double-glazed window and door to balcony, track ceiling light, fitted kitchen units and shelving, sink with mixer tap, plumbing for washing machine, integrated oven, gas hob and extractor hood, combi boiler, tile flooring.

#### Bedroom

13' 5" x 11' 2" (4.09m x 3.40m)

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

#### Bedroom

9' 4" x 7' 4" (2.84m x 2.24m)

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

#### Shower Room

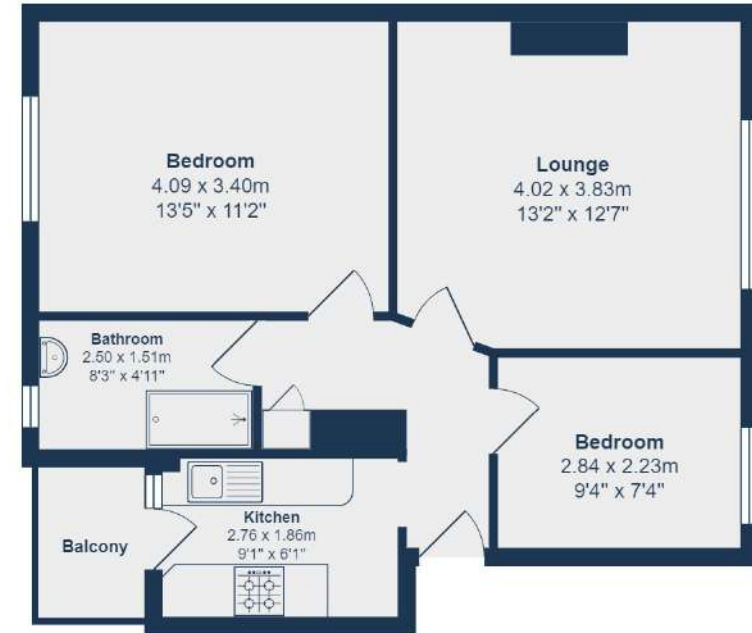
8' 3" x 4' 11" (2.51m x 1.50m)

Double-glazed window, ceiling light, walk-in shower, pedestal washbasin, WC, radiator, tile flooring.

### OUTSIDE

#### Balcony

#### Communal Garden



First Floor

Total Area: 51.3 m<sup>2</sup> ... 552 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

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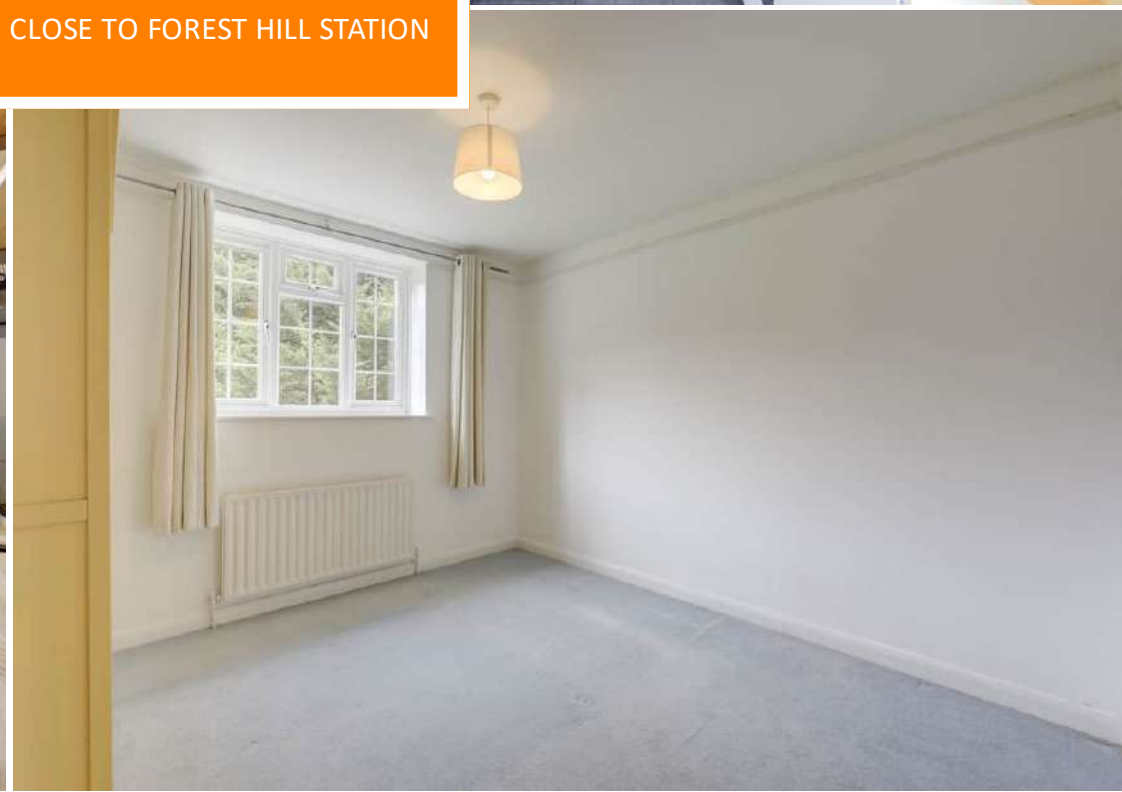
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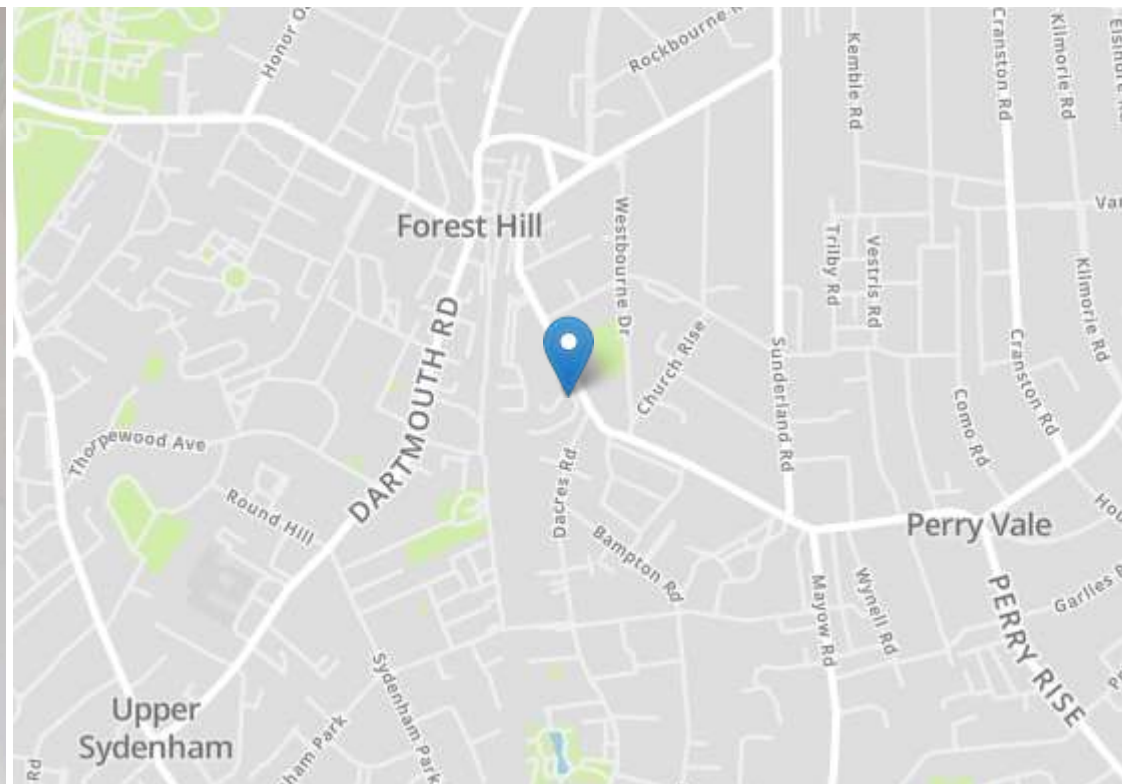
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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