



£255,000 Leasehold

1 bedroom flat

London Road

Forest Hill

Read all about it...

This fantastic one-bedroom flat, offered to the market with no onward chain, is set on the second floor of Hamlet House, a modern purpose-built block within a gated development in the heart of Forest Hill, featuring allocated off-street parking.

Inside, the flat boasts a large open-plan lounge and kitchen, a generously sized double bedroom, and a bathroom.

Ideally situated within walking distance of Forest Hill Station, this flat offers easy access to frequent London Overground, National Rail, and bus services into Central London and beyond. The property enjoys a prime location, surrounded by a diverse range of local amenities, popular shops, supermarkets, and an endless array of exciting places to eat and drink.

Tenure: Leasehold (105 Years remaining) | **Service Charge:** £200pm | **Ground Rent:** £300pa | **Council Tax:** Lewisham Band C

SECOND FLOOR

Reception Room

5.65m x 2.95m (18' 6" x 9' 8")

Sash window, pendant ceiling lights, electric heater, fitted carpet.

Kitchen

2.45m x 1.87m (8' 0" x 6' 2")

Ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, electric hob and extractor hood, plumbing for washing machine, laminate flooring.

Bedroom

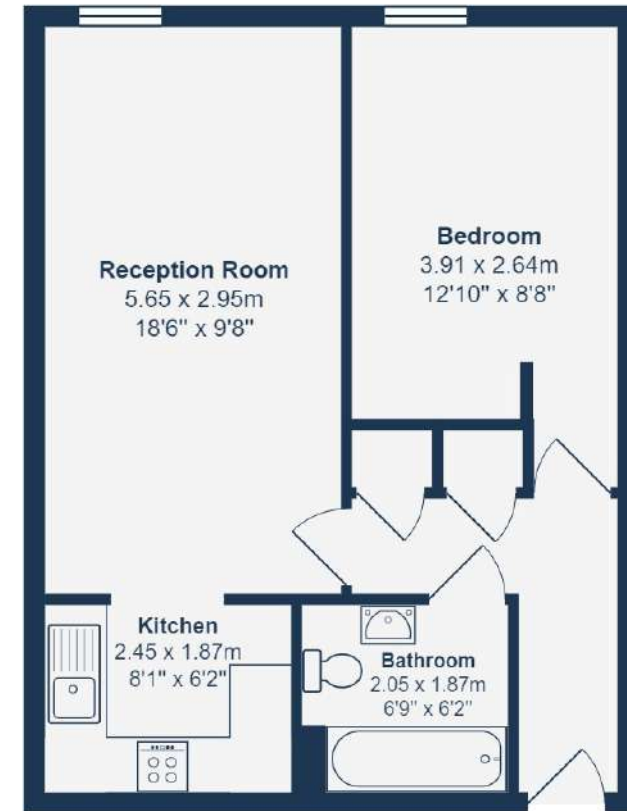
3.91m x 2.64m (12' 10" x 8' 8")

Sash window, pendant ceiling light, electric heater, fitted carpet.

Bathroom

2.05m x 1.87m (6' 9" x 6' 2")

Ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, vinyl flooring.



SECOND FLOOR

Total Area: 43.5 m² ... 468 ft²

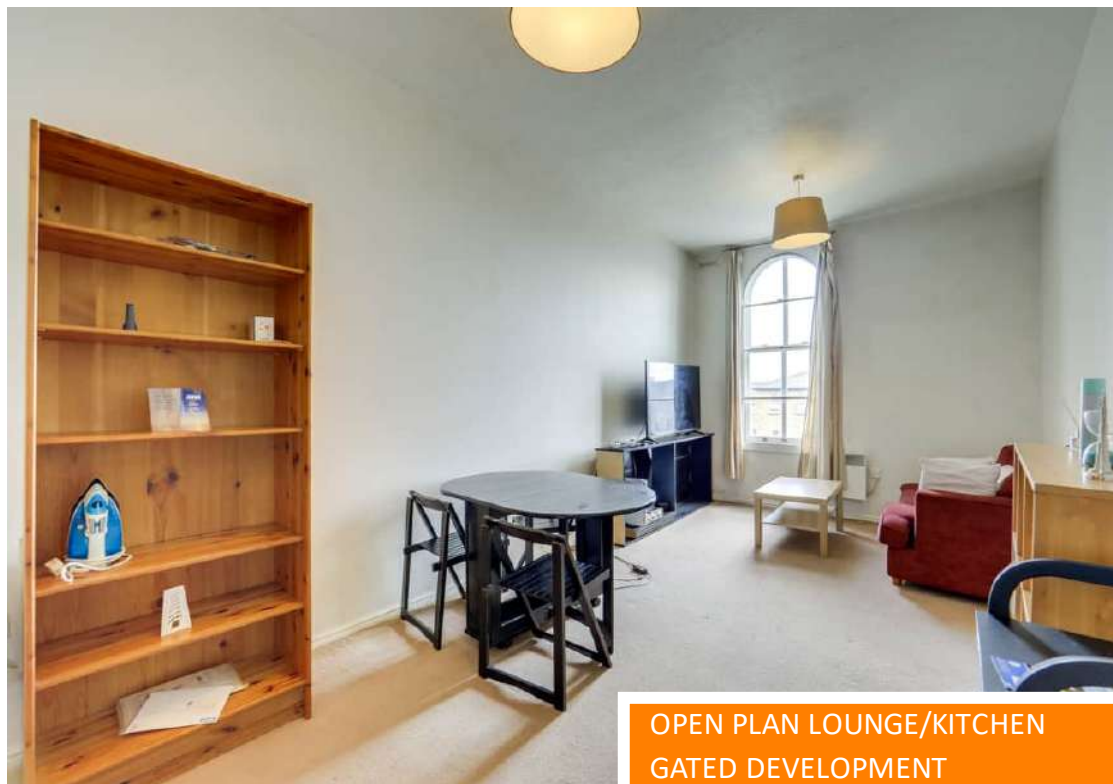
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

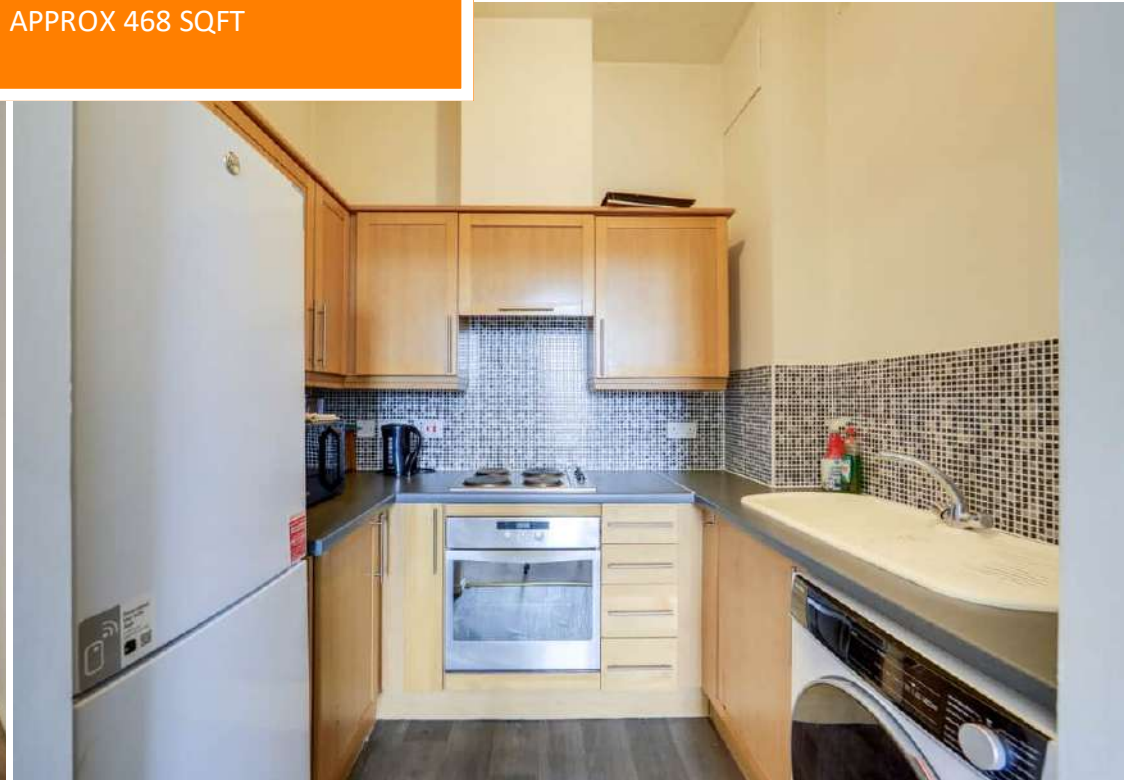
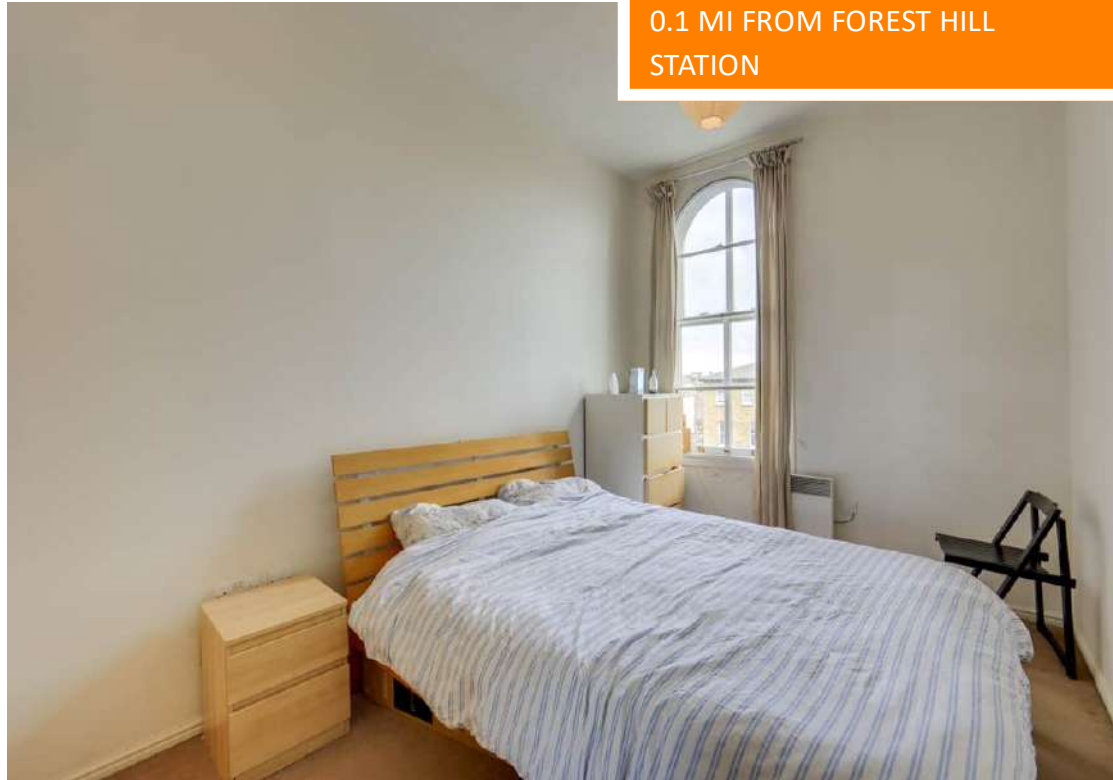
Call 020 8699 6778 or email us at foresthill@stanfordstates.london to arrange a viewing or request further information

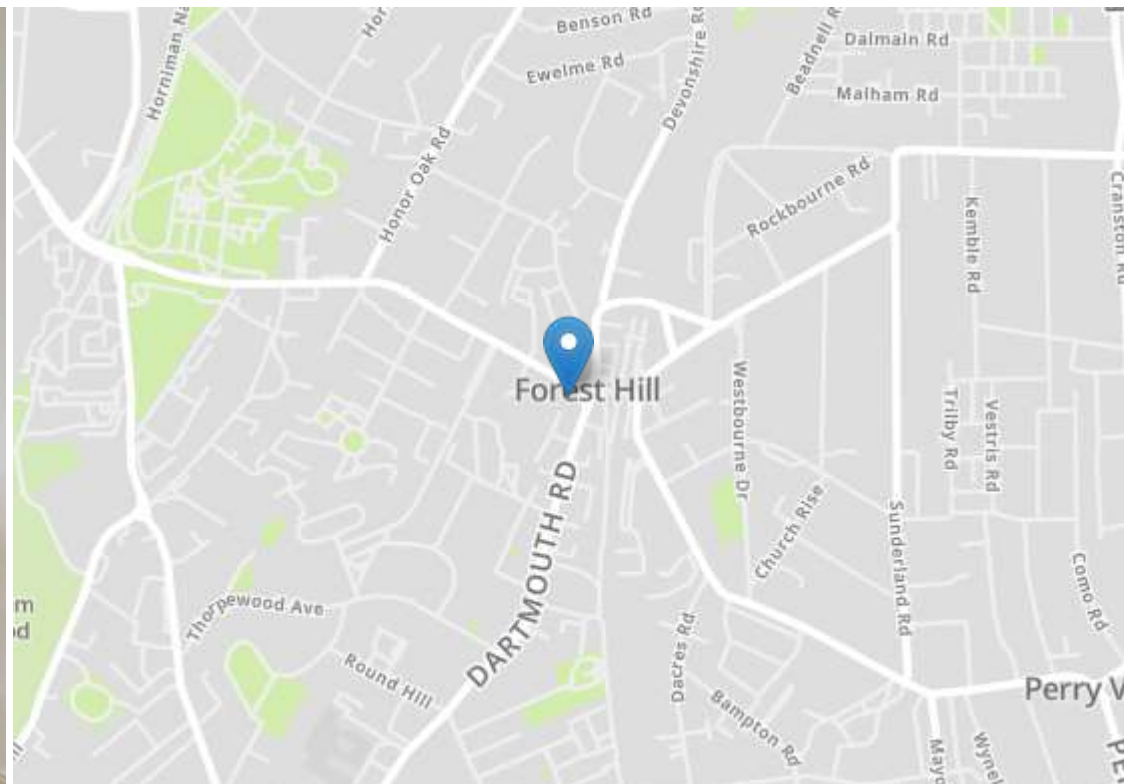
www.stanfordstates.london



OPEN PLAN LOUNGE/KITCHEN
GATED DEVELOPMENT
0.1 MI FROM FOREST HILL
STATION

ALLOCATED OFF-STREET PARKING
CHAIN FREE
APPROX 468 SQFT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.