



£475,000
2 bedroom

Elsinore Road
Forest Hill

Read all about it...

This purpose-built Victorian maisonette offers the best of both worlds: the comfort of top-floor living combined with direct access to a private rear garden. With two double bedrooms and an open-plan kitchen/living area featuring a large panoramic window overlooking the garden, this beautifully maintained property is perfect for anyone seeking a turnkey-ready home.

Centrally located between Forest Hill, Honor Oak Park, and Catford, the property provides residents with a variety of transport options and a wealth of eateries, coffee shops, and independent shops to explore.

Tenure: Leasehold (995 years remaining) | **Ground Rent:** Peppercorn | **Service Charge:** £0pm | **Council Tax:** Lewisham Band C

FIRST FLOOR

Kitchen/ Reception Room

7.70m x 3.20m (25' 3" x 10' 6")

Spotlights, double glazed windows, matching wall and base units, kitchen island, hardwood worksurfaces, sink, integrated fridge/freezer, integrated dishwasher, electric oven with gas hob and extractor fan, integrated storage, cast iron fireplace with tiled hearth, wooden floorboards.

Bedroom

3.29m x 2.91m (10' 10" x 9' 7")

Spotlights, double glazed window, alcove shelving, built-in wardrobe, cast iron fireplace with tiled hearth, radiator, fitted carpet.

Bedroom

3.94m x 2.91m (12' 11" x 9' 7")

Spotlights, double glazed windows, built-in wardrobes, radiator, fitted carpet.

Bathroom

2.59m x 1.80m (8' 6" x 5' 11")

Spotlights, double glazed window, rainfall showerhead over bathtub, glass divider, vanity sink unit, heated towel rail, WC, tiled flooring.

Landing

4.20m x 1.80m (13' 9" x 5' 11")

Skylight, spotlights, built-in storage cupboard, fitted carpet.

OUTSIDE

Garden

Extended garden with 2 gravelled seating areas separated by a well maintained lawn with surrounding shrubs.



Total Area: 64.7 m² ... 696 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.

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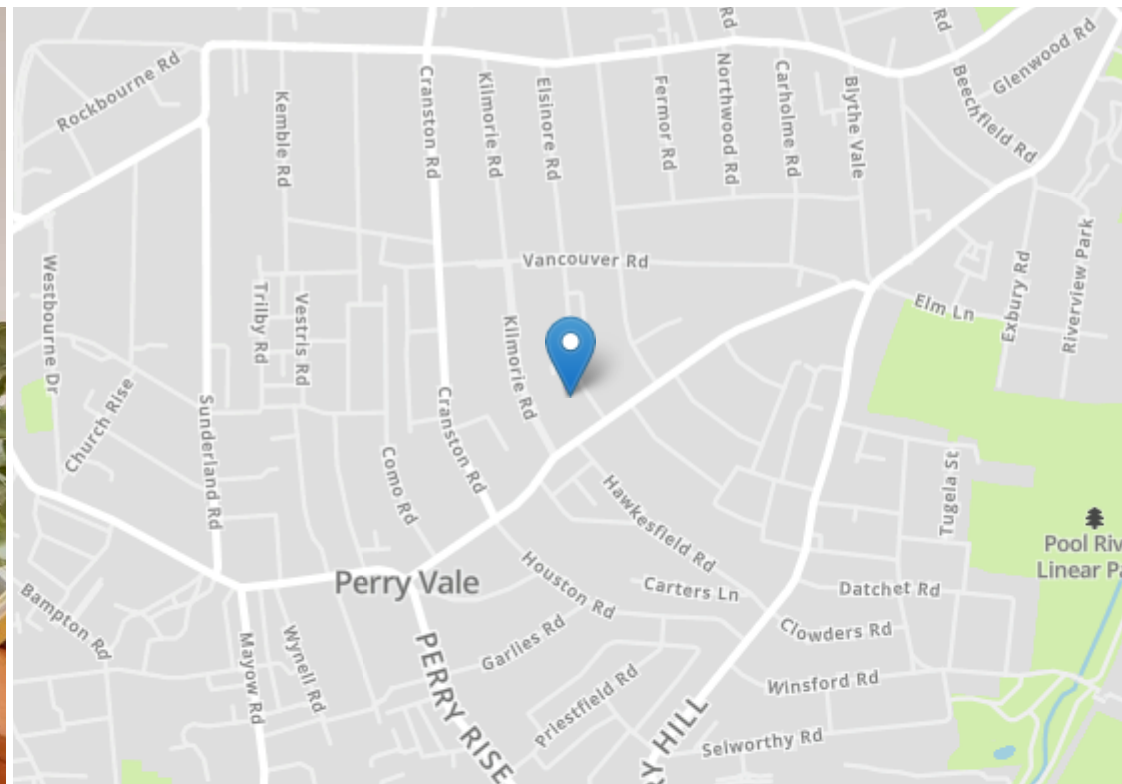
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2 DOUBLE BEDROOMS
0.9 MI TO FOREST HILL/
CATFORD STATIONS
1.1MI TO HONOR OAK PARK
STATION

APPROX 688 SQFT
PRIVATE GARDEN





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(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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