



**£375,000 Leasehold**

1 bedroom flat

Woolstone Road

Forest Hill

## Read all about it...

A bright and spacious one-bedroom ground-floor flat, featuring a beautifully maintained private garden and an allocated off-street parking space.

Set within a charming double-fronted period conversion, this property boasts a generous lounge with plenty of space for dining, a separate kitchen, a large double bedroom, and a well-proportioned bathroom. The private garden has been thoughtfully landscaped with a decked patio, gravel area, and mature plant borders, offering the perfect space for garden enthusiasts, alfresco dining, or simply relaxing in the sun.

This home is ideal for those seeking excellent transport links and a vibrant local community. Located within a mile of both Forest Hill and Catford Twin Stations, residents benefit from frequent London Overground, National Rail, and bus services into Central London and beyond. The area is well-served by local amenities, including GP and dental practices, along with a diverse array of shops, supermarkets, and exciting places to eat and drink. For outdoor enthusiasts, there are plenty of green spaces nearby, such as Mayow Park and the scenic Waterlink Way, a popular walking and cycling route.

**Tenure:** Leasehold (103 years remaining) | **Annual Service Charge:** Approx £330 inc Building Insurance | **Ground Rent:** £200pa | **Council Tax:** Lewisham band B



**GROUND FLOOR FLAT**  
**SPACIOUS LOUNGE**  
**ALLOCATED OFF-STREET**  
**PARKING**

**PRIVATE GARDEN**  
**GREAT TRANSPORT LINKS**  
**APPROX - 534SQFT**

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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, storage cupboard, radiator, laminate wood flooring.

### Living Room

16' 1" x 10' 3" (4.90m x 3.12m) #

Double-glazed sliding doors to garden, pendant ceiling light, wall lights, radiator, laminate wood flooring.

### Kitchen

9' 8" x 6' 2" (2.95m x 1.88m)

Ceiling light, fitted kitchen units, sink with mixer tap and drainer, undercabinet lights, integrated oven, gas hob and extractor hood, radiator, laminate wood flooring.

### Bedroom

13' 3" x 12' 10" (4.04m x 3.91m)

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

### Bathroom

10' 7" x 5' 1" (3.23m x 1.55m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, cupboard housing boiler, radiator, laminate wood flooring.

## OUTSIDE

### Garden

Wood decking, gravel and paved pathway with mature plant and tree borders, storage shed.



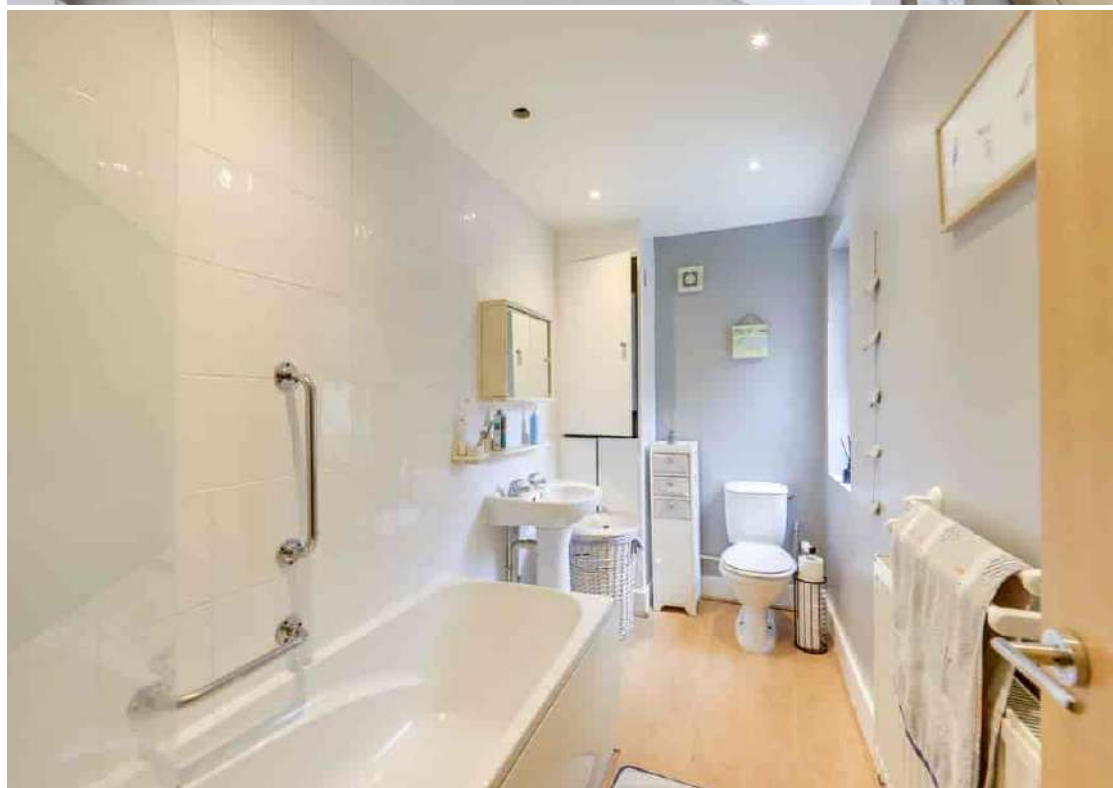
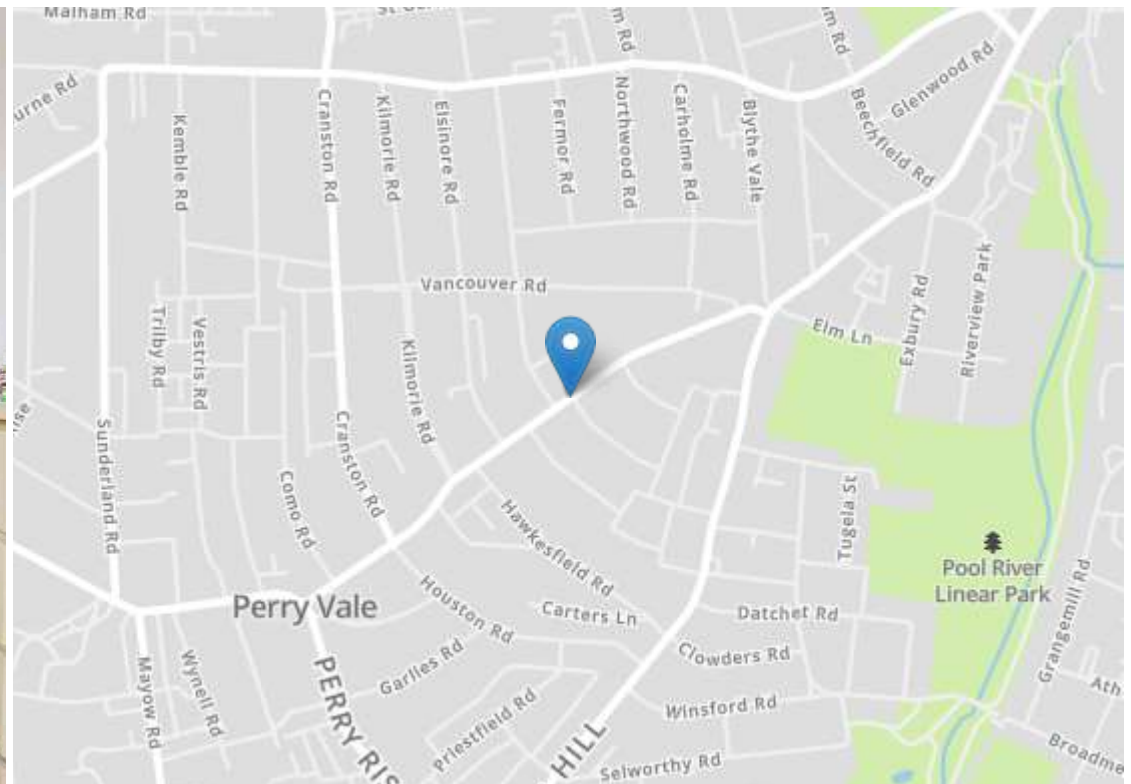
**Ground Floor**

Total Area: 49.6 m<sup>2</sup> ... 534 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>	75	79
(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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