



**£2,000 pcm**  
2 bedroom flat

Brockley Park  
Forest Hill

## Read all about it...

This bright and spacious two-bedroom flat, located on the first floor of a modern residential block, offers excellent transport links from Forest Hill, Honor Oak Park, and Catford's twin stations, with convenient bus, London Overground, and National Rail services to Central London and beyond. The local area is filled with independent shops, supermarkets, and a wide range of places to eat and drink, while the scenic Blythe Hill Fields are just a short stroll away.

Offered unfurnished and well-presented throughout, the flat features two well-proportioned double bedrooms, with the master benefiting from an ensuite shower room, along with a family bathroom. The generously sized open-plan lounge and kitchen is filled with natural light, showcasing sleek modern units, integrated appliances, and sliding doors that lead to a private balcony—perfect for relaxing.

**Council Tax:** Lewisham band C

**FIRST FLOOR FLAT  
OPEN PLAN KITCHEN/LIVING  
ROOM  
PRIVATE BALCONY**

**TWO DOUBLE BEDROOMS  
UNFURNISHED & AVAILABLE  
NOW  
GREAT TRANSPORT LINKS**



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to arrange a viewing or request further information



## FIRST FLOOR

### Entrance Hall

15' 0" x 4' 0" (4.57m x 1.22m)

Inset ceiling spotlights, intercom, storage cupboards, wood flooring.

### Open Plan Kitchen & Living Room

26' 4" x 14' 7" (8.03m x 4.45m)

Double-glazed sliding doors, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, microwave, oven, electric hob and extractor hood, wood floor, underfloor heating.

### Bedroom

12' 5" x 11' 6" (3.78m x 3.51m)

Double-glazed window, pendant ceiling light, fitted carpet, underfloor heating.

### Shower Room

7' 11" x 4' 7" (2.41m x 1.40m)

Double-glazed window, inset ceiling light, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

### Bedroom

15' 0" x 9' 3" (4.57m x 2.82m)

Double-glazed windows, pendant ceiling lights, fitted carpet, underfloor heating.

### Bathroom

7' 6" x 5' 8" (2.29m x 1.73m)

Inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

### Balcony

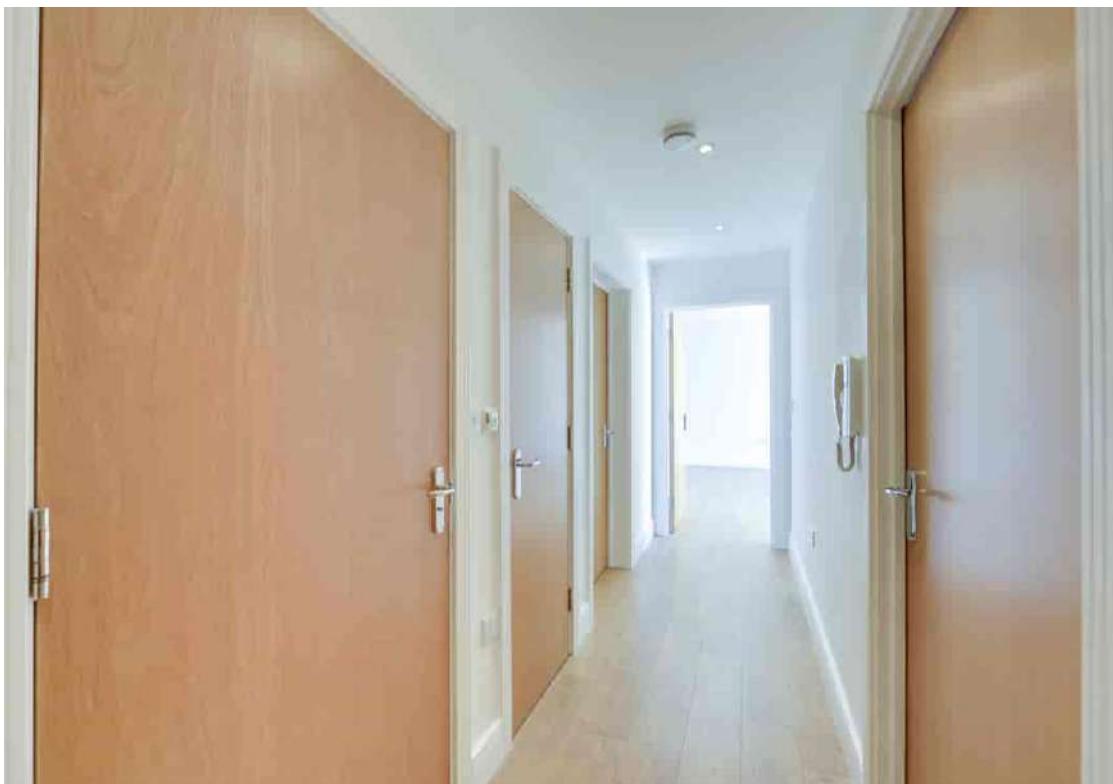


**First Floor**

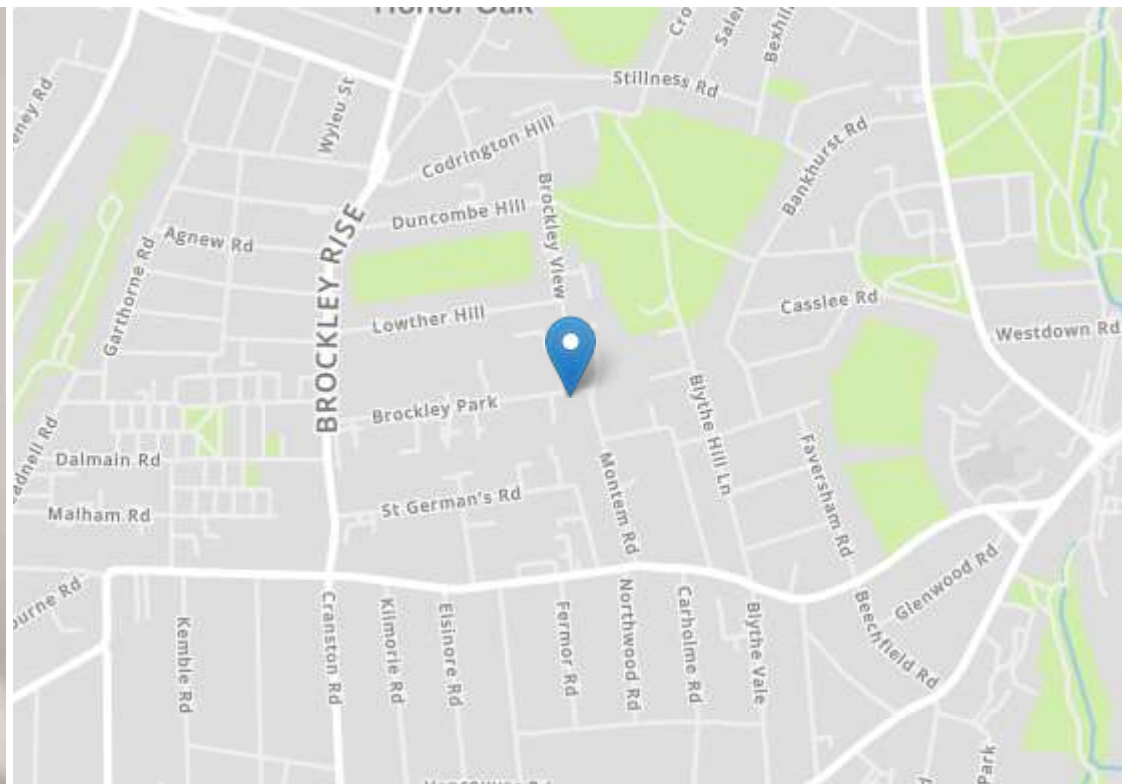
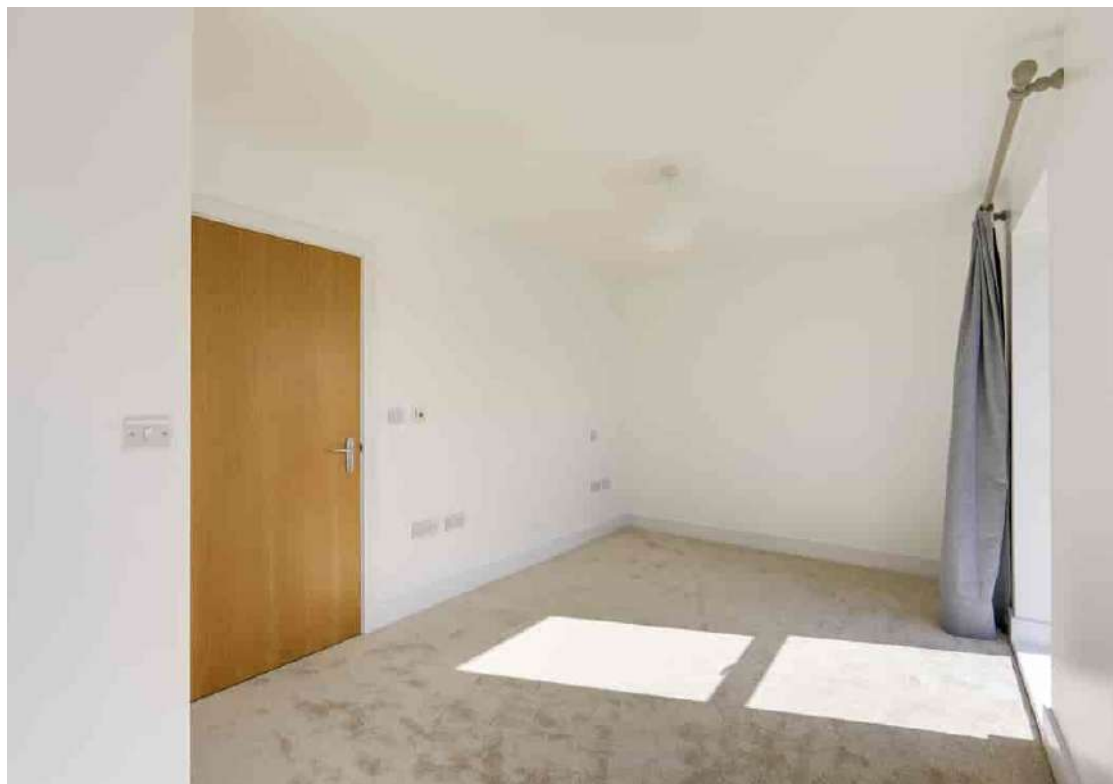
Total Area: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup> (excluding balcony)

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 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>	78	78
(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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