



**£400,000 Leasehold**

1 bedroom flat

Wood Vale

Forest Hill

## Read all about it...

Offered with no onward chain, this light and contemporary one-bedroom flat is located on the top floor of Cedar Lodge, a sought-after residential block. Immaculately presented throughout, this property offers move-in-ready convenience in a prime location.

Benefitting from a well-maintained communal garden and allocated parking, the flat features a spacious open-plan lounge and kitchen with sleek modern units, integrated appliances, and ample dining space—perfect for entertaining or everyday living. The bedroom includes built-in storage, while the modern bathroom is enhanced by natural light from a skylight. A utility closet provides additional practicality.

The private balcony offers elevated views, creating a peaceful retreat for alfresco dining or relaxation. Located near Forest Hill Station, the property enjoys excellent transport links via the London Overground and National Rail. The vibrant local area offers shops, supermarkets, cafés, and restaurants, while nearby green spaces and the renowned Horniman Museum and Gardens provide ideal spots for leisure. The popular Horniman Sunday market adds to the appeal, featuring local and artisanal produce in this highly desirable area.

**Tenure:** Leasehold (900+ years remaining) | **Monthly Service Charge:** £120 | **Council Tax:** Southwark band C

**TOP FLOOR APARTMENT  
IMMACULATE CONDITION  
ALLOCATED OFF-STREET  
PARKING  
0.8MI TO FOREST HILL STATION**

**NO ONWARD CHAIN  
PRIVATE BALCONY  
COMMUNAL GARDEN  
CLOSE TO HORNIMAN GARDENS**

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to arrange a viewing or request further information





## TOP FLOOR

### Entrance Hall

Inset ceiling spotlights, storage cupboard housing boiler & washing machine, radiator, fitted carpet.

### Open Plan Kitchen & Lounge

18' 10" x 14' 8" (5.74m x 4.47m)

Double-glazed windows and door to balcony, inset ceiling spotlights, pendant ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap, integrated dishwasher, fridge/freezer, oven, electric hob and extractor hood, radiator, wood flooring.

### Bedroom

14' 4" x 9' 2" (4.37m x 2.79m)

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

### Bathroom

6' 9" x 6' 3" (2.06m x 1.91m)

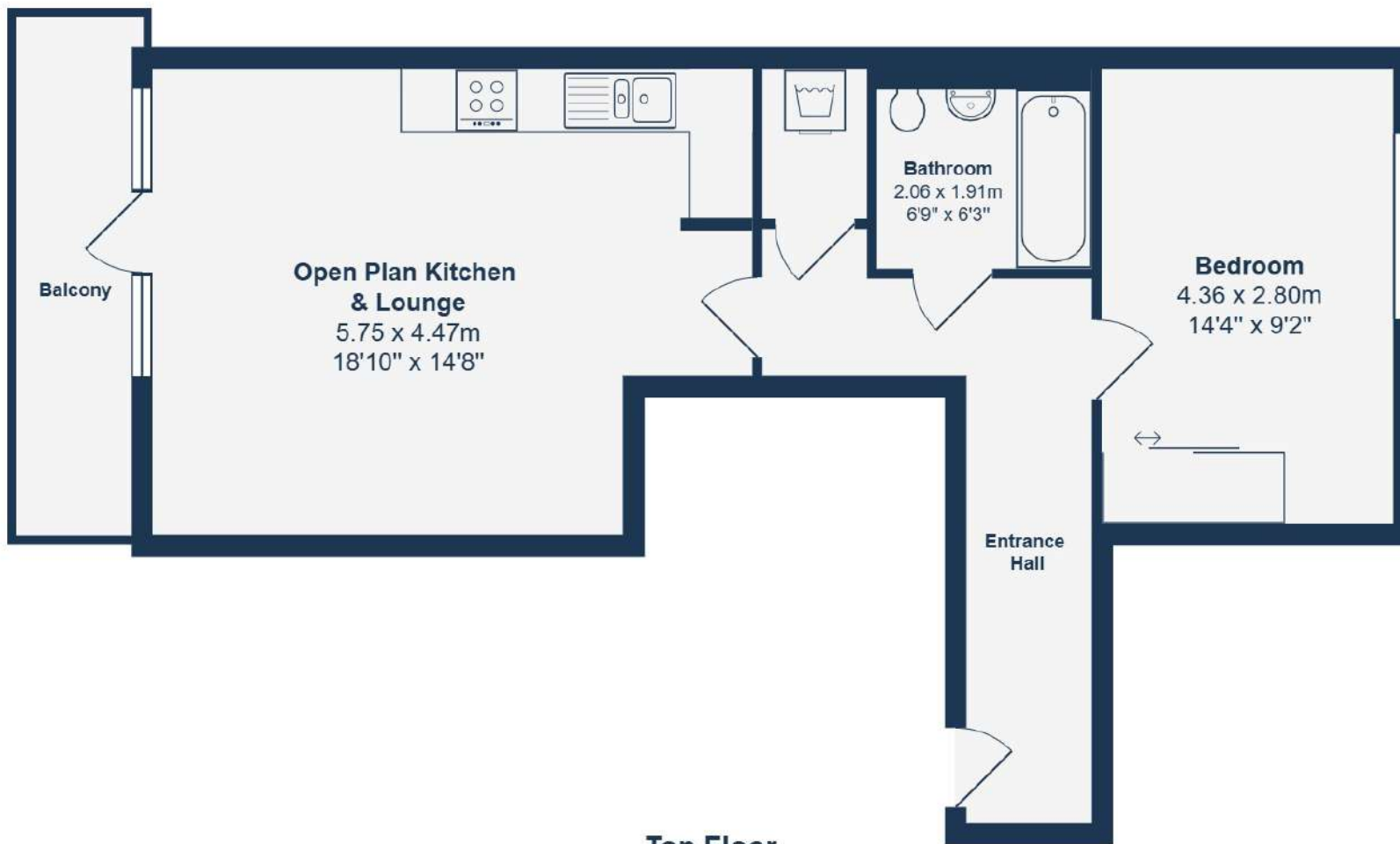
Skylight, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

### Private Balcony

### Communal Garden

### Allocated Parking Space



**Top Floor**

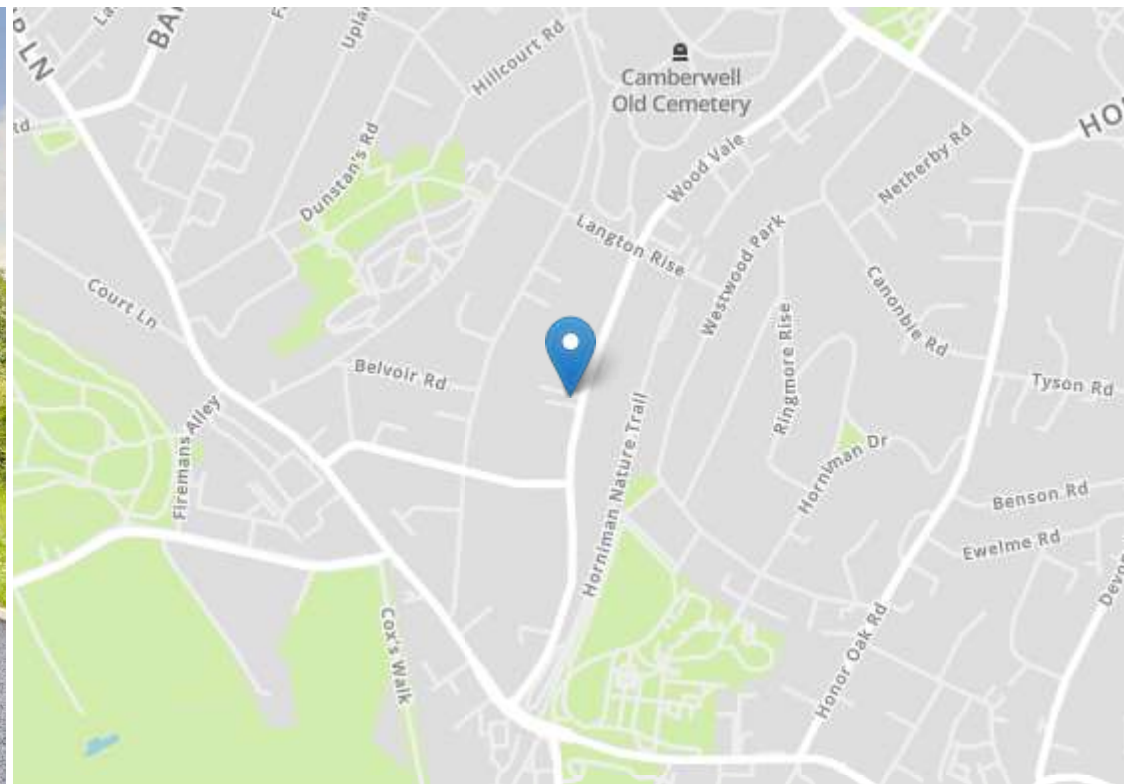
**Total Area: 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup> (excluding balcony)**

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>	83	83
(69-80)	<b>C</b>		
(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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