

Stanfords  
— sales & lettings —



**£290,000 Leasehold**  
1 bedroom flat

London Road  
Forest Hill



# Read all about it...

Offered to the market with no onward chain, this light and modern one-bedroom flat is a fantastic move-in-ready home in a vibrant community with excellent commuter links.

Set on the top floor of a charming, well-maintained period conversion, the flat boasts an open-plan living area and kitchen, featuring sleek modern units and a bay window that floods the space with natural light. Upon entering, you are welcomed by a convenient entrance hall with a handy storage cupboard, perfect for keeping shoes and coats neatly tucked away. The bedroom benefits from a thoughtfully positioned skylight and built-in wardrobes, while the shower room cleverly incorporates a washing machine to maximize space. Adding to its appeal, the property comes with an allocated off-street parking space.

A commuter's dream, this flat is ideally located in the heart of Forest Hill, just a short walk to Forest Hill Station, offering quick connections to Central London via the Overground and National Rail. The area is known for its eclectic mix of independent shops, supermarkets, and exciting dining options. The renowned Horniman Museum is also nearby, with its beautiful green spaces and popular Sunday market providing the perfect spot to discover local and independent producers.

**Tenure:** Leasehold (remaining term: 153 years) | **Monthly Service Charge:** £132.80 | **Ground Rent:** N/A | **Council Tax:** Lewisham band B

## TOP FLOOR

### Entrance Hall

2.02m x 1.15m (6' 8" x 3' 9")

Ceiling light, storage cupboard, laminate wood flooring.

### Open Plan Lounge & Kitchen

5.31m x 4.04m (17' 5" x 13' 3")

Sash bay windows, pendant ceiling lights, radiator, fitted kitchen units and shelving, sink with mixer tap, integrated oven, electric hob and extractor hood, plumbing for dishwasher, laminate wood flooring.

### Bedroom

2.94m x 1.92m (9' 8" x 6' 4")

Skylight, inset ceiling spotlights, fitted wardrobe, radiator, laminate wood flooring.

### Shower Room

2.03m x 1.92m (6' 8" x 6' 4")

Sash window, inset ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, cupboard housing boiler, plumbing for washing machine, laminate wood flooring.

## OUTSIDE

**Allocated Off-Street Parking**



**Top Floor**

**Total Area: 30.6 m<sup>2</sup> ... 330 ft<sup>2</sup>**

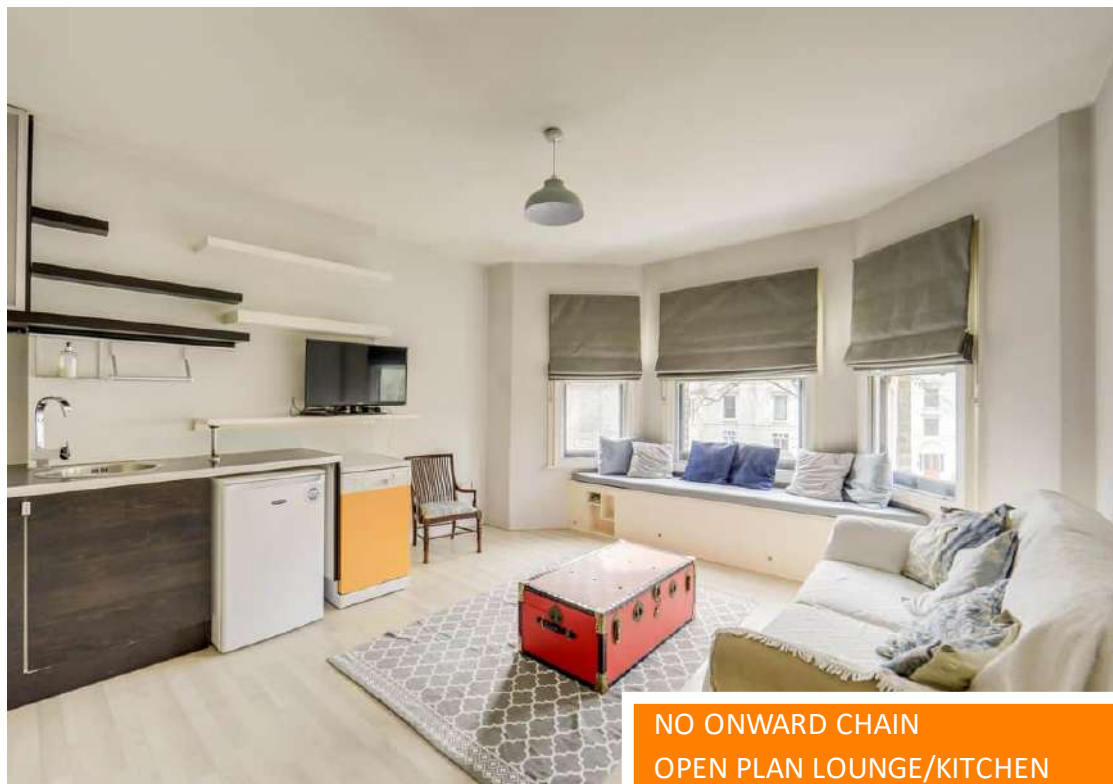
Drawn for Stanfords Sales & Lettings

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?**

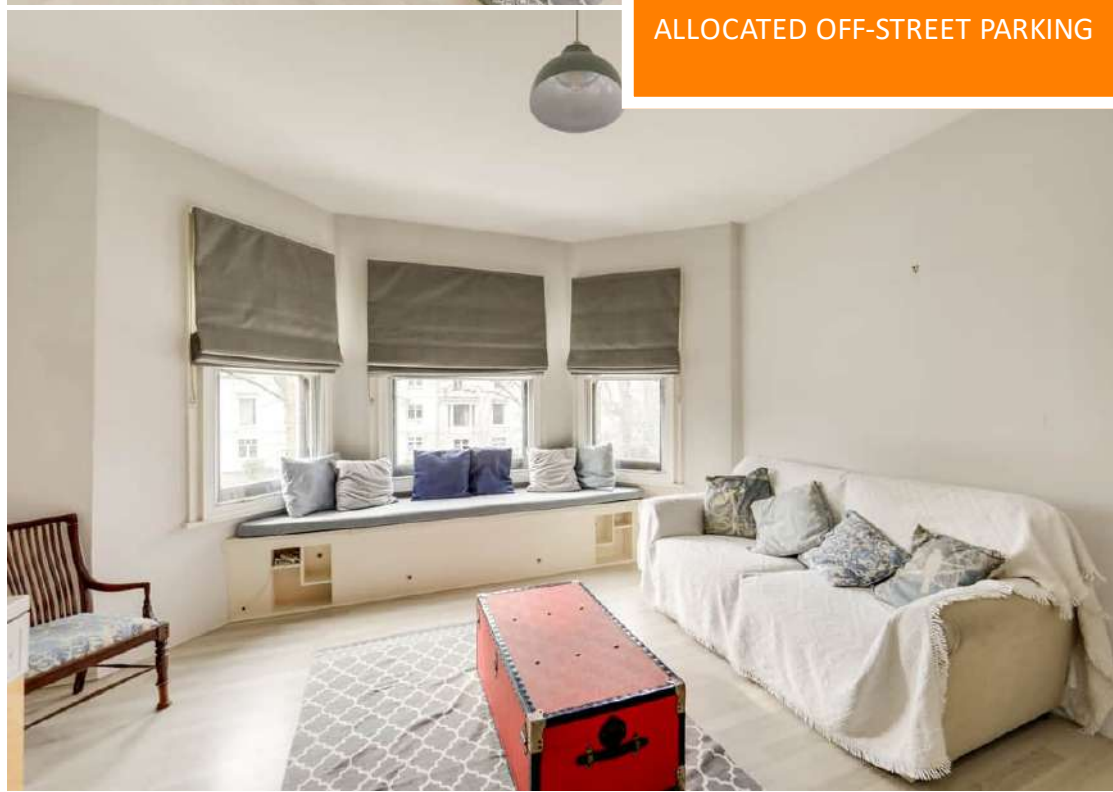
Call **020 8699 6778** or email us at [foresthil@stanfordstates.london](mailto:foresthil@stanfordstates.london)  
to arrange a viewing or request further information

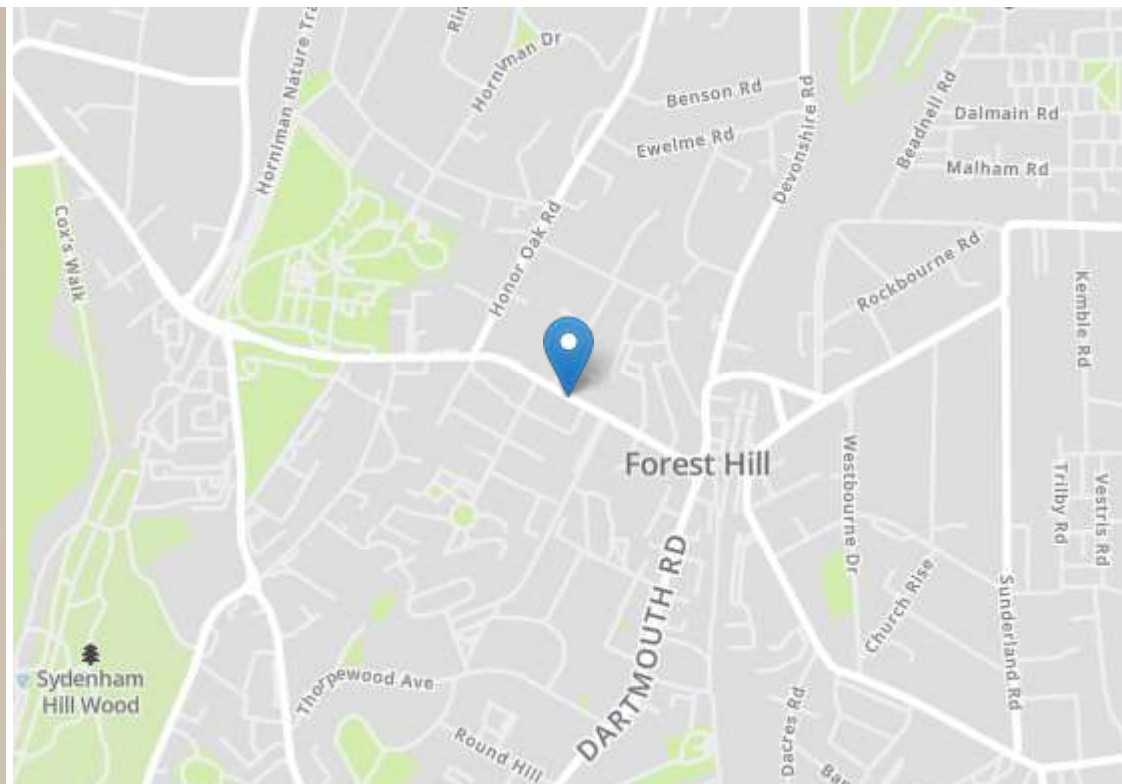
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NO ONWARD CHAIN  
OPEN PLAN LOUNGE/KITCHEN  
ALLOCATED OFF-STREET PARKING

TOP FLOOR FLAT  
PERIOD MANSION BUILDING  
0.2MI FROM FOREST HILL  
STATION





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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	66
(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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