



£350,000 Share of Freehold
1 bedroom flat

Waldenshaw Road
Forest Hill

Read all about it...

Offered to the market with no onward chain, this bright and spacious one-bedroom flat is set on the top floor of a charming period conversion on Waldenshaw Road, right in the heart of Forest Hill.

Stepping inside, the entrance hall benefits from a large storage cupboard and leads into a spacious open-plan living area. With modern kitchen units, integrated appliances, and plenty of room for both lounging and dining, this light-filled space is perfect for relaxing and entertaining. The generously sized double bedroom offers a peaceful retreat, while the well-appointed bathroom includes additional built-in storage for added convenience. Outside, the property boasts its own private section of garden, ideal for gardening enthusiasts, alfresco dining, or summer BBQs.

Perfectly positioned just a short walk from Forest Hill Station, the property offers fast and frequent connections to Central London via the Overground and National Rail. The area is home to an eclectic mix of independent shops, supermarkets, cafés, and restaurants, while the renowned Horniman Museum and Gardens—along with its vibrant Sunday market showcasing local and independent producers—adds to the charm of this sought-after location. A fantastic opportunity for those seeking a stylish home with excellent transport links and a vibrant community on the doorstep.

Tenure: Share of Freehold (114 years remaining on lease) | **Monthly Service Charge:** £50 | **Council Tax:** Lewisham band B

TOP FLOOR

Entrance Hall

Inset ceiling spotlights, storage cupboard, fitted carpet.

Open Plan Living Room & Kitchen

6.18m x 3.46m (20' 3" x 11' 4")

Double-glazed windows, ceiling lights, fitted kitchen units, sink with mixer tap and drainer, integrated washing machine, fridge/freezer, oven, electric hob and extractor hood, radiators, laminate wood flooring.

Bedroom

4.32m x 3.36m (14' 2" x 11' 0")

Double-glazed roof window, ceiling fan light, radiator, fitted carpet.

Bathroom

4.32m x 1.64m (14' 2" x 5' 5")

Window, inset ceiling spotlights, bathtub with shower and screen, pedestal washbasin, WC, radiator, storage cupboard, vinyl tile flooring.

OUTSIDE

Garden

Private garden with storage shed.



Top Floor



Private Garden
(Not To Scale)

Ground Floor

Total Area: 52.4 m² ... 564 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.

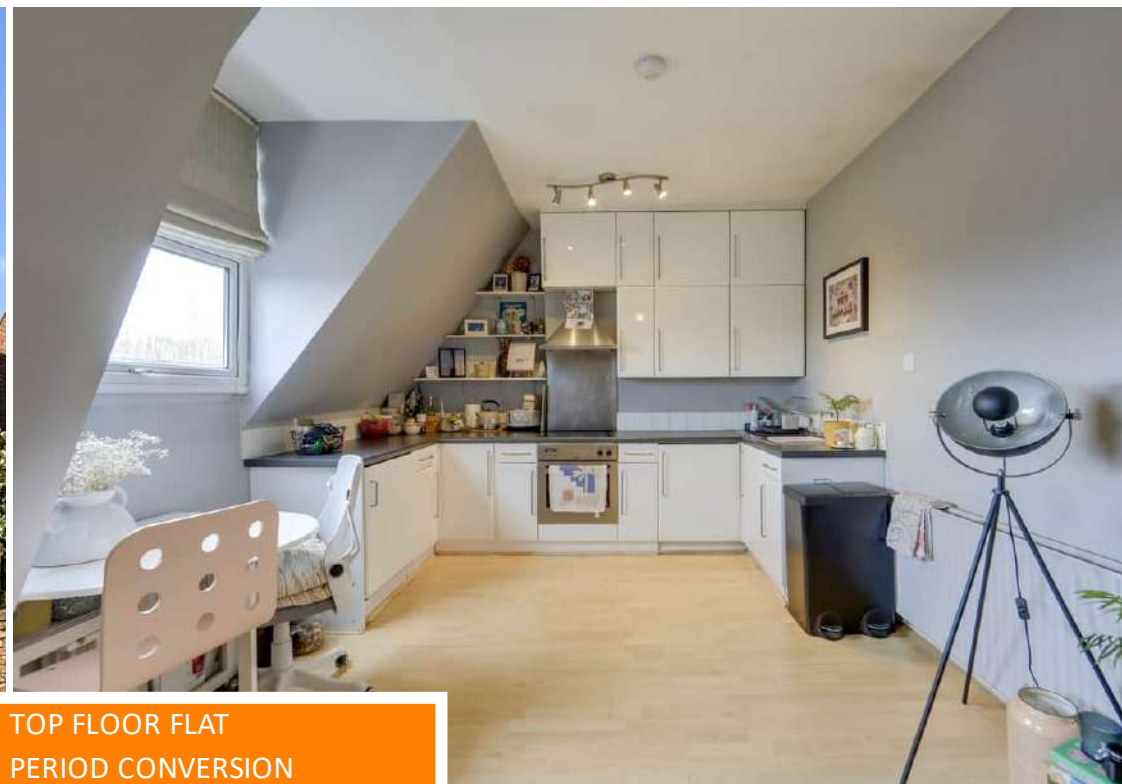
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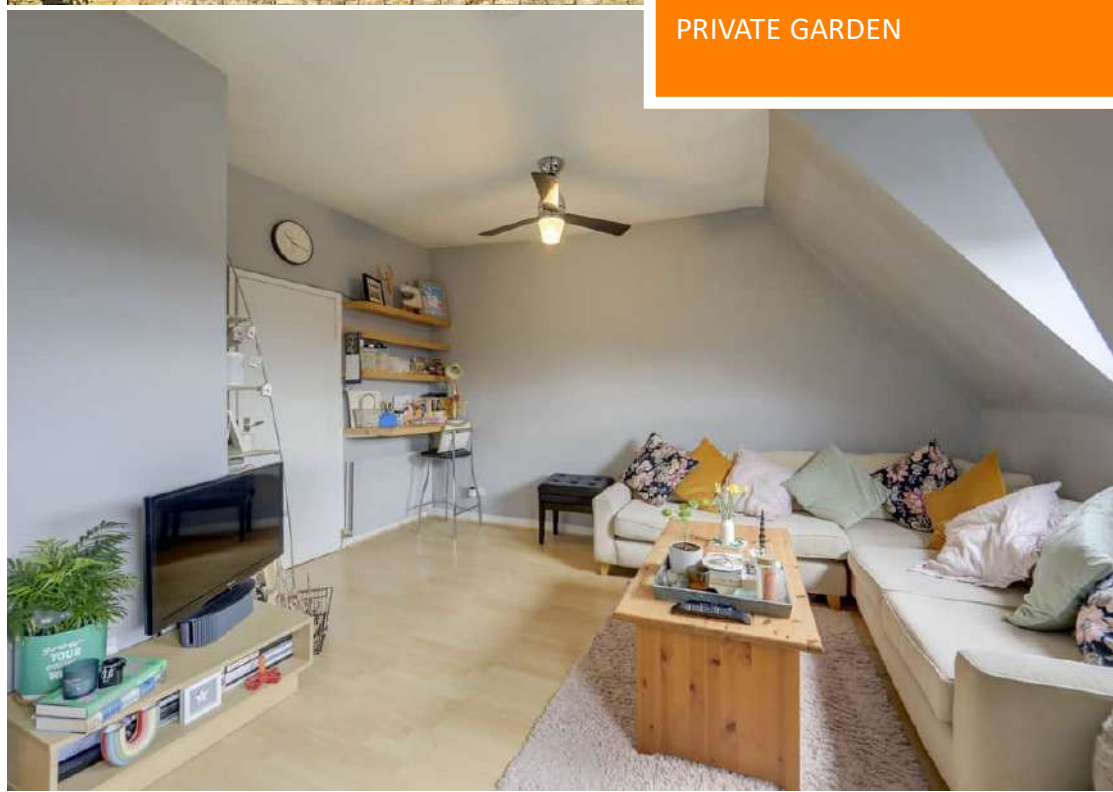
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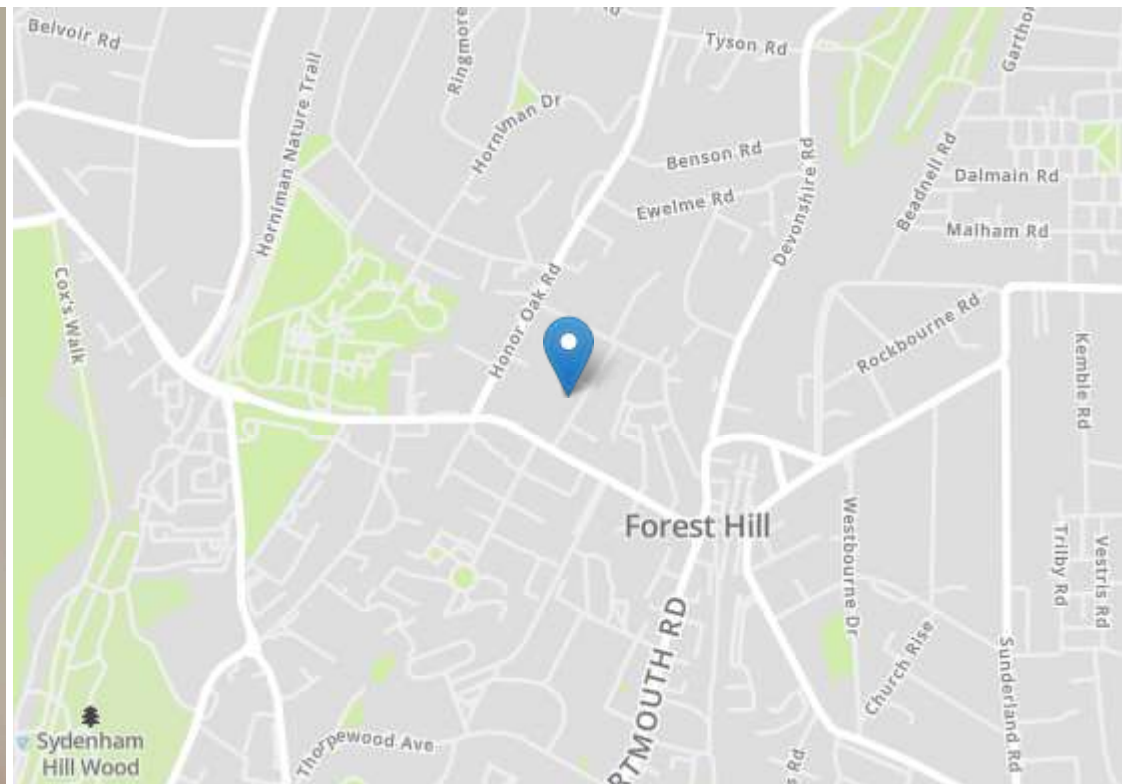


NO ONWARD CHAIN
OPEN PLAN KITCHEN/LOUNGE
PRIVATE GARDEN



TOP FLOOR FLAT
PERIOD CONVERSION
0.2MI FROM FOREST HILL
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	68
(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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