



**£635,000 Leasehold**  
2 bedroom flat

London Road  
Forest Hill

## Read all about it...

This beautifully presented ground floor flat in Princes Garth, a charming period mansion building in the heart of Forest Hill, seamlessly blends historic character with modern comfort.

Stepping inside, the home retains its original charm, featuring sash windows and ornate fireplaces. A spacious hallway leads to a bright and airy lounge, bathed in natural light from south-facing sash windows. The modern kitchen offers direct access to the private patio and garden ideal for alfresco dining. Also off the hallway is a stylish bathroom and two spacious double bedrooms, with the second bedroom offering access to a versatile additional room—ideal as a study, nursery, or dressing area. The property also benefits from off-street parking.

Ideally located, Forest Hill Station is just a short walk away, offering fast connections to Central London via the Overground and National Rail. The area boasts an eclectic mix of independent shops, supermarkets, and dining spots, while the renowned Horniman Museum and Gardens—along with its vibrant Sunday market—offers the perfect weekend escape.

A perfect home for those seeking period charm, convenience, and a vibrant lifestyle.

**Tenure:** Share of Freehold (remaining lease term - 956 years) | **Monthly Service Charge:** £280.61  
| **Ground Rent:** £170pa | **Council Tax:** Lewisham band D



**GROUND FLOOR FLAT**  
**MODERN KITCHEN & BATHROOM**  
**SOUTH FACING GARDEN**  
**SOUGHT AFTER LOCATION**

**TWO DOUBLE BEDROOMS + STUDY**  
**PERIOD FEATURES THROUGHOUT**  
**OFF-STREET PARKING**  
**CLOSE TO FOREST HILL STATION**

**Like what you see?**

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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, storage cupboard, radiator, fitted carpet.

### Reception Room

4.85m x 3.84m (15' 11" x 12' 7")

Sash windows, pendant ceiling light, fireplace, radiator, fitted carpet.

### Kitchen

3.71m x 2.69m (12' 2" x 8' 10")

Window and door to patio, ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, plumbing for washing machine, oven with gas hob, extractor hood, radiator, wood flooring.

### Bedroom

3.87m x 3.82m (12' 8" x 12' 6")

Sash bay windows, pendant ceiling light, plantation shutters, fireplace, radiator, fitted carpet.

### Bedroom

4.26m x 3.61m (14' 0" x 11' 10")

Sash window, plantation shutters, pendant ceiling light, fireplace, radiator, fitted carpet.

### Study

2.82m x 2.58m (9' 3" x 8' 6")

Sash windows, pendant ceiling light, fireplace, wood flooring.

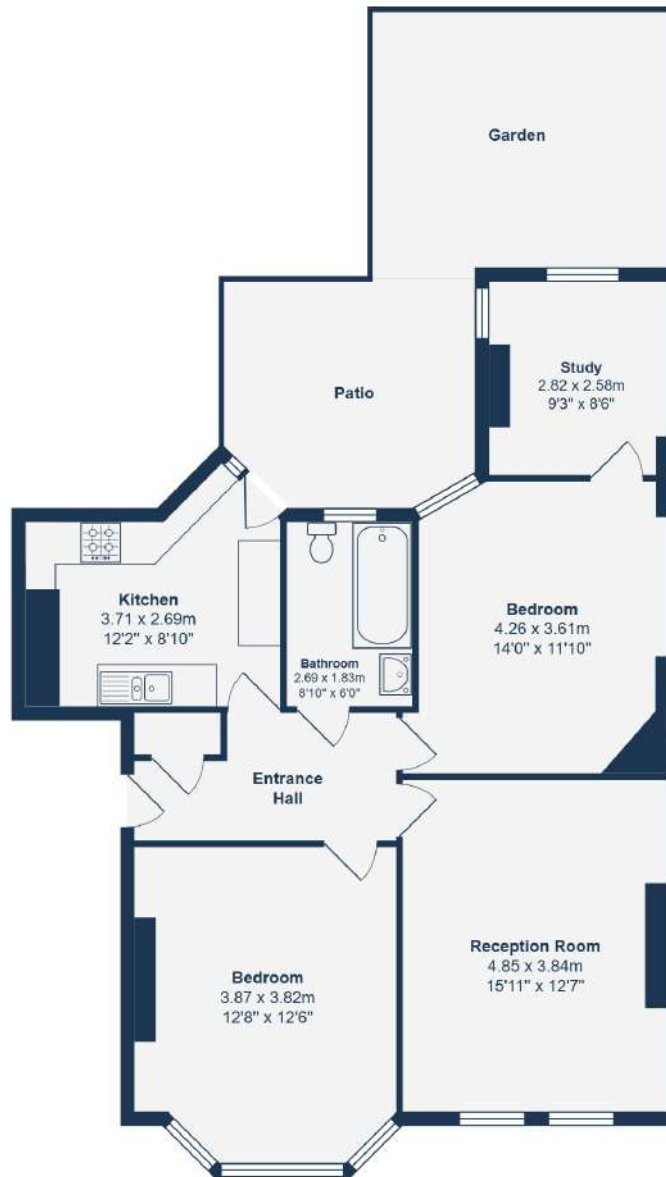
### Bathroom

2.69m x 1.83m (8' 10" x 6' 0")

Inset ceiling spotlights, bathtub with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### Private Patio & Communal Garden



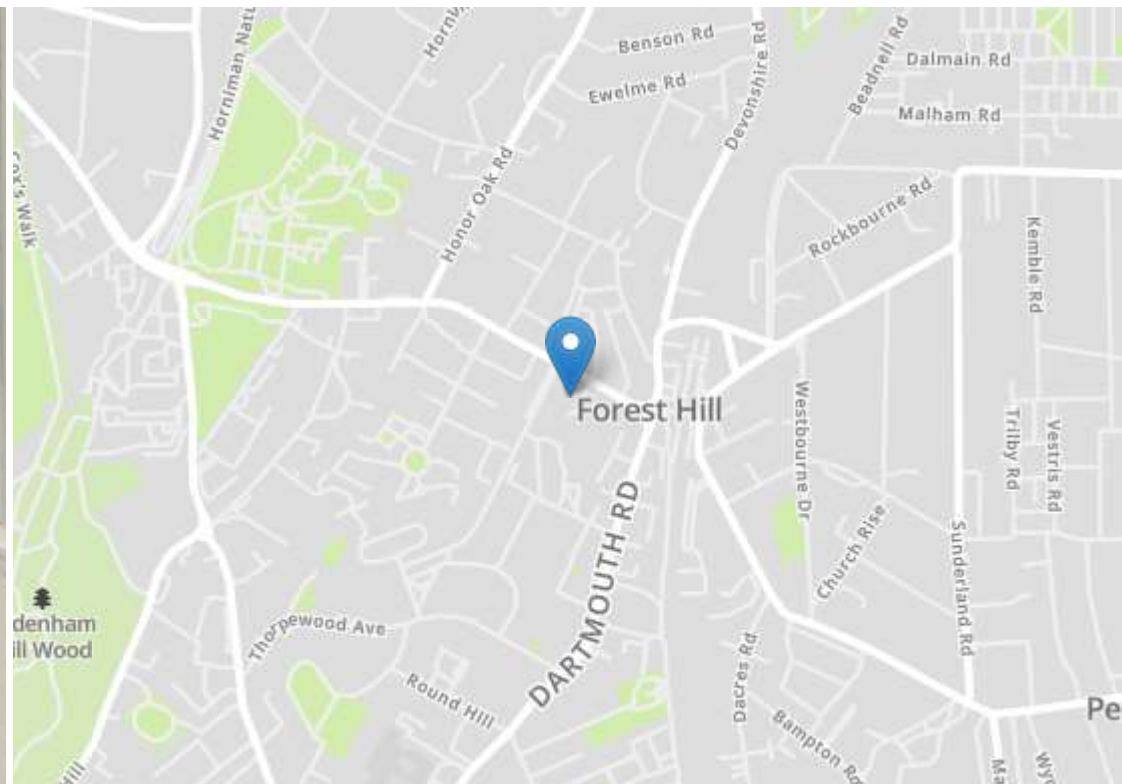
**Ground Floor**

Total Area: 83.2 m<sup>2</sup> ... 895 ft<sup>2</sup> (excluding patio & 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+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(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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