



**£375,000 Leasehold**  
1 bedroom ground floor flat

Church Rise  
Forest Hill

## Read all about it...

This beautifully presented, larger-than-average one-bedroom flat is set on the ground floor of a charming period mansion conversion on leafy Church Rise in Forest Hill — a bright, stylish, and move-in-ready home.

Inside, the property boasts high ceilings, contemporary finishes, and an airy feel throughout. The welcoming entrance hall leads to a spacious open-plan kitchen and lounge, illuminated by large sash bay windows overlooking the front of the property. The kitchen features sleek modern units with integrated appliances, perfectly complementing the living area.

Down the hallway, you'll find a modern bathroom, a convenient utility cupboard, and a generous double bedroom. The bedroom is complete with floor-to-ceiling built-in wardrobes and French doors that open onto the beautifully maintained communal garden. With front and rear patios and a wide west-facing lawn, the outdoor space is ideal for alfresco dining, sunny afternoons, and garden enthusiasts. Additional benefits include a shared driveway offering off-street parking.

Perfectly located just a short walk from Forest Hill Station, the property enjoys excellent transport links to Central London via the Overground and National Rail. The local area is vibrant and welcoming, offering an eclectic mix of independent shops, supermarkets, cafés, and restaurants. The renowned Horniman Museum is also nearby, with extensive gardens and a popular Sunday market showcasing local produce and crafts — ideal for those seeking convenience, charm, and a lively community lifestyle.

**Tenure:** Leasehold (remaining term - 120 years) | **Monthly Service Charge:** £105.38 | **Ground Rent:** £10pa | **Council Tax:** Lewisham band B

**GROUND FLOOR FLAT**  
**PERIOD MANSION BUILDING**  
**DIRECT ACCESS TO COMMUNAL GARDEN**  
**FANTASTIC LOCATION**

**BEAUTIFULLY PRESENTED THROUGHOUT**  
**MODERN KITCHEN & BATHROOM**  
**OFF - STREET PARKING**  
**0.3MI TO FOREST HILL STATION**



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## GROUND FLOOR

### Entrance Hall

Inset ceiling spotlights, utility cupboard, wood flooring.

### Lounge

4.82m x 4.42m (15' 10" x 14' 6")

Sash bay windows, ceiling light, column radiators, wood flooring.

### Kitchen

3.21m x 1.96m (10' 6" x 6' 5")

Sash window, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, oven, gas hob and extractor hood, combi boiler, wood flooring.

### Bathroom

2.87m x 1.91m (9' 5" x 6' 3")

Sash window, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

### Bedroom

4.42m x 3.74m (14' 6" x 12' 3")

Double-glazed windows and French doors to garden, pendant ceiling light, built-in wardrobes, column radiator, wood flooring.

## OUTSIDE

### Communal Garden

Paved patio leading to lawn and gravel patio to rear, side access.



**Ground Floor**

Total Area: 54.0 m<sup>2</sup> ... 582 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.

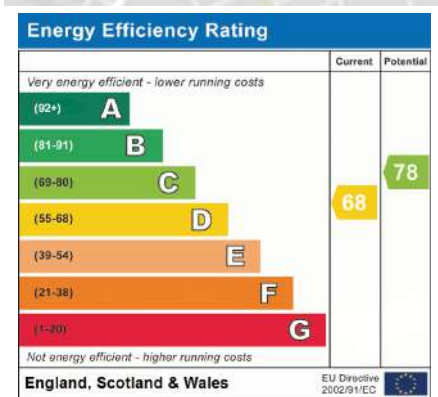
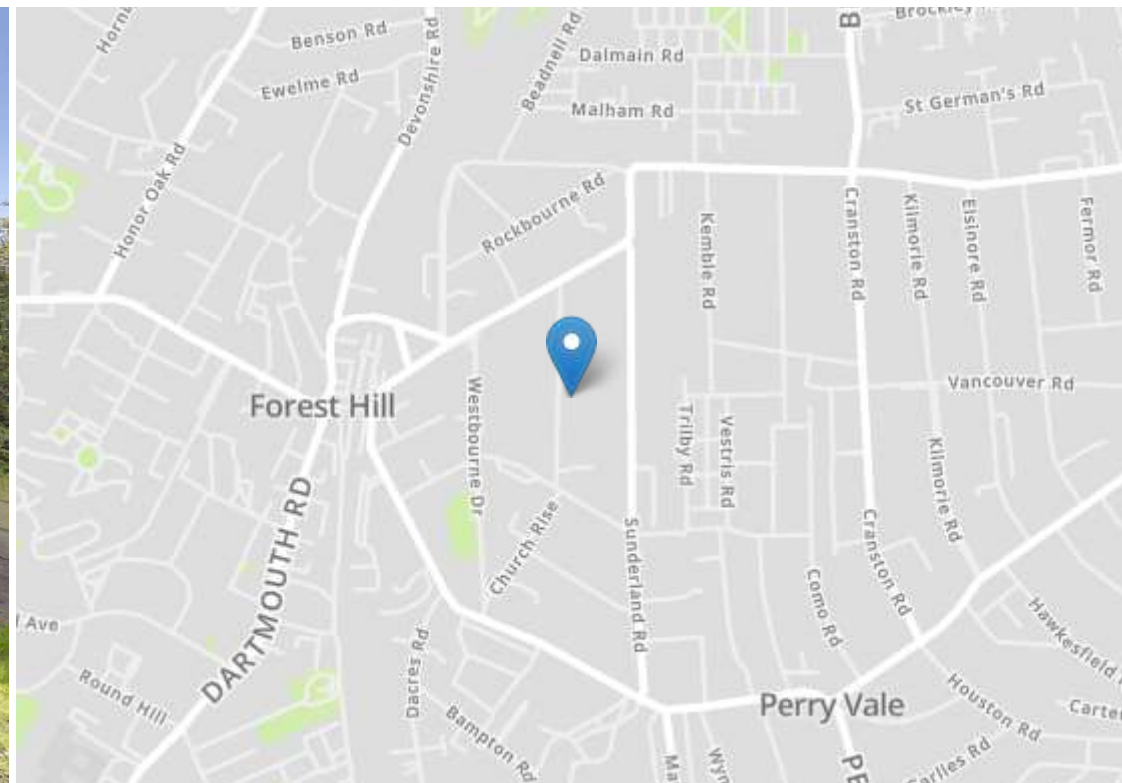












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