



£325,000 Leasehold
1 bedroom flat

19-21 Brockley Rise
Forest Hill

Read all about it...

Light, modern, and spacious throughout, this beautifully presented one-bedroom flat offers a well-connected, move-in-ready home in a vibrant and desirable South East London location.

Step inside to a welcoming entrance hall that leads to a bright and airy open-plan lounge and kitchen, enhanced by dual-aspect windows and sleek units with integrated appliances. The living space opens directly onto a private west-facing balcony — the perfect spot for alfresco dining or relaxing in the sun with far-reaching views. Further along the hall is a generous double bedroom with its own private terrace, a stylish modern bathroom, and plenty of built-in storage throughout, adding both comfort and practicality.

Perfectly positioned for Forest Hill, Crofton Park, and Honor Oak Park stations, the flat enjoys excellent transport links into Central London. The local area is packed with independent cafés, restaurants, shops, and green open spaces — including the scenic Blythe Hill Fields just moments away. This is an exciting opportunity to own a larger-than-average one-bedroom flat in a thriving and well-connected area.

Tenure: Leasehold (121 years remaining) | **Monthly Service Charge:** £190 (inc building insurance) | **Ground Rent:** £250pa | **Council Tax:** Lewisham band B

SECOND FLOOR

Entrance Hall

Inset ceiling spotlights, storage cupboards, radiator, laminate wood flooring.

Open Plan Lounge & Kitchen

4.66m x 4.52m (15' 3" x 14' 10")

Double-glazed windows and door to balcony, inset ceiling spotlights, storage cupboard, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, gas hob and extractor hood, radiator, laminate wood flooring.

Bedroom

4.32m x 4.06m (14' 2" x 13' 4")

Double-glazed door to terrace, inset ceiling spotlights, radiator, fitted carpet.

Bathroom

2.98m x 2.00m (9' 9" x 6' 7")

Double-glazed window, flush ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail.



Second Floor

Total Area: 52.1 m² ... 561 ft² (excluding balconies)

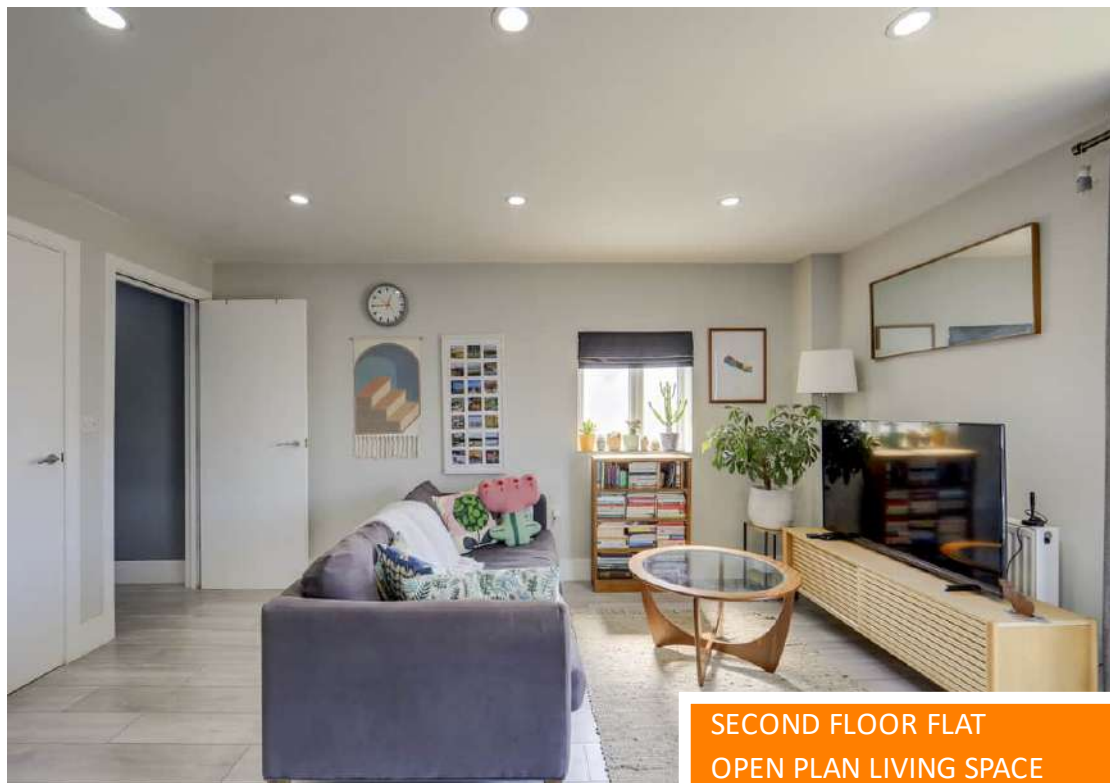
Drawn for Stanfords Sales & Lettings

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?

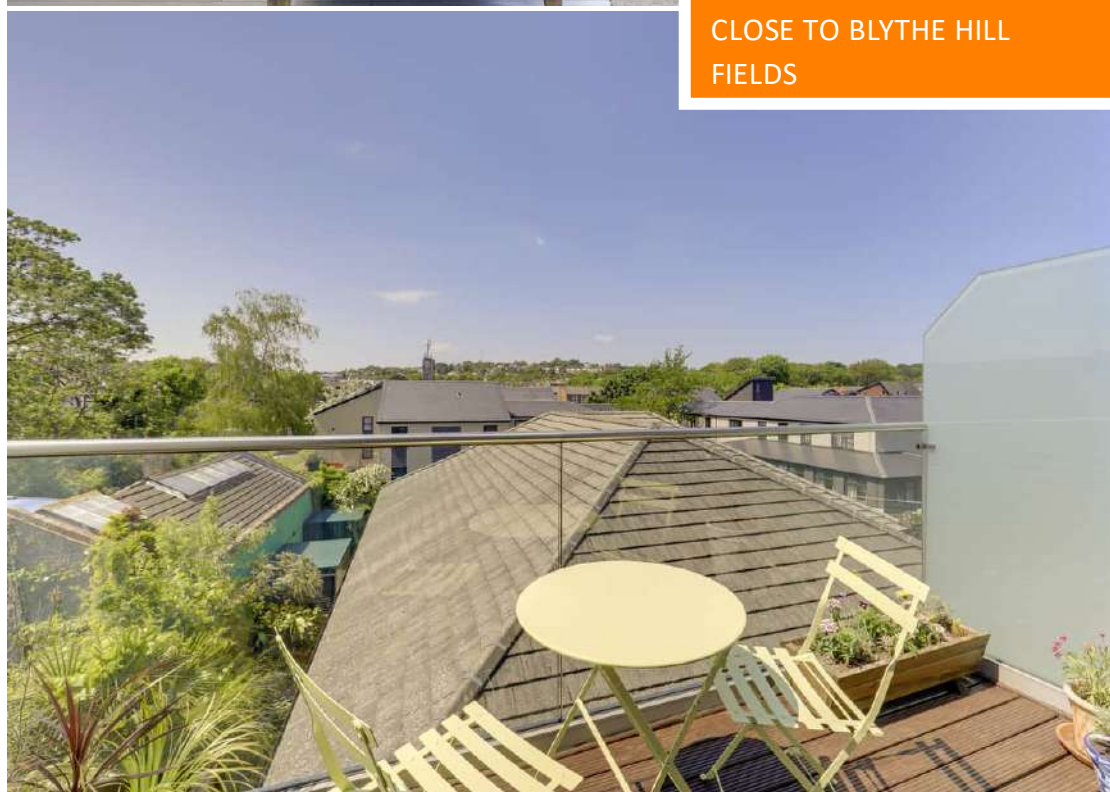
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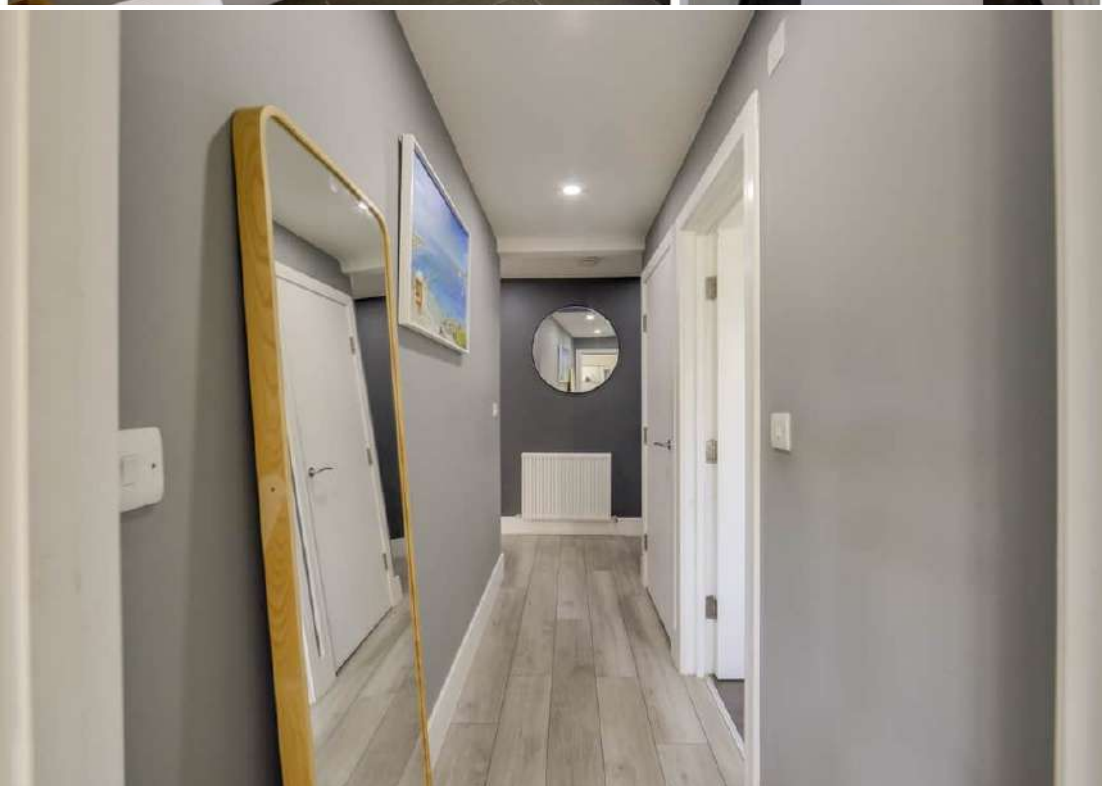
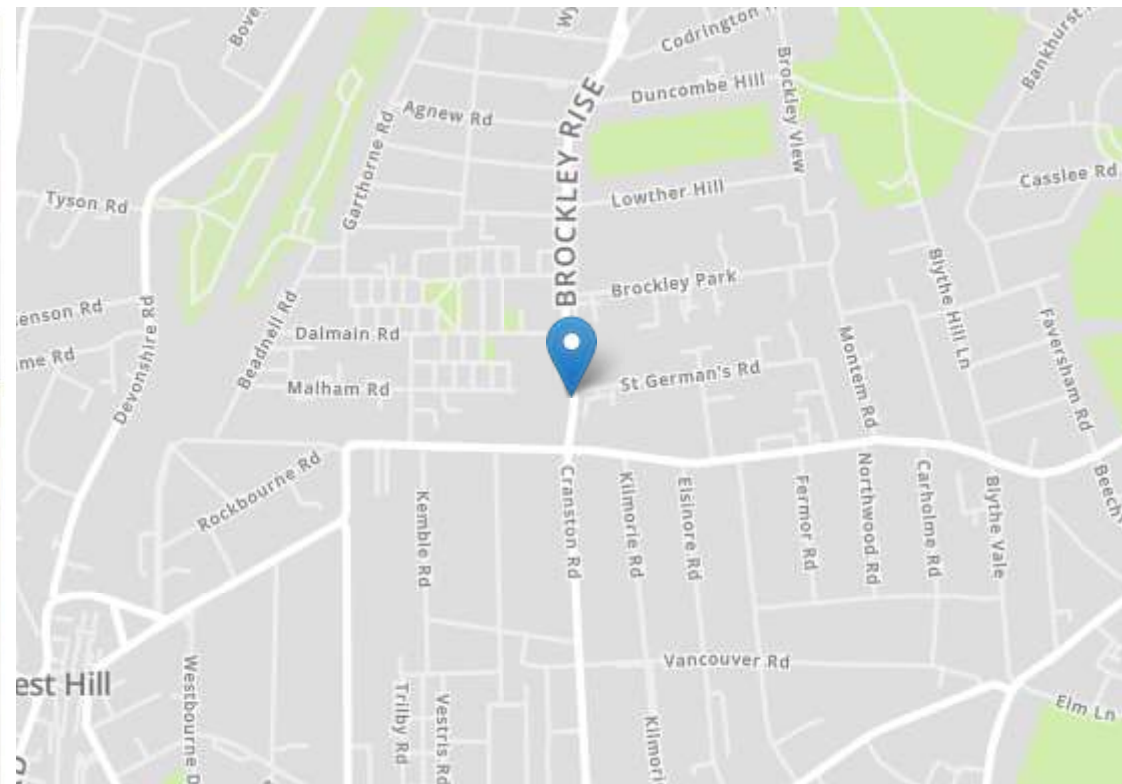
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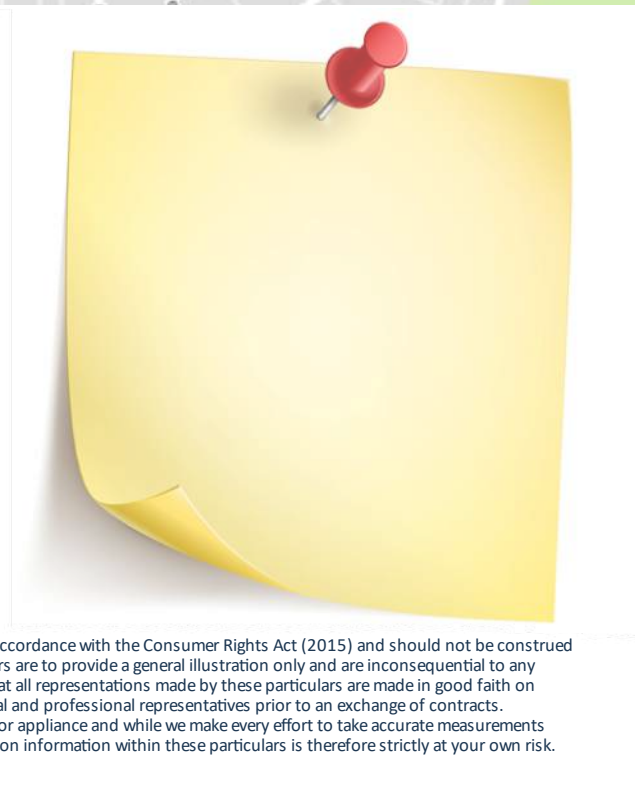
SECOND FLOOR FLAT
OPEN PLAN LIVING SPACE
CLOSE TO BLYTHE HILL
FIELDS

LIGHT & MODERN INTERIORS
GREAT TRANSPORT LINKS
WEST FACING BALCONY





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(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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