

Stanfords  
— sales & lettings —



**£1,400 pcm Not Applicable**  
1 bedroom flat

London Road  
Forest Hill



## Read all about it...

Located in Princes Garth, a charming period mansion block in the heart of Forest Hill, this well-presented top-floor flat is available to rent now and comes unfurnished.

The property features a bright open-plan lounge and kitchen, a good-sized double bedroom, a bathroom, and a welcoming entrance hall with ample built-in storage. Additional benefits include off-street parking.

Ideally situated just a short walk from Forest Hill Station, with excellent Overground and National Rail links to Central London. The area offers an eclectic mix of independent shops, cafés, supermarkets, and restaurants.

**Council Tax:** Lewisham band B

### TOP FLOOR

#### Entrance Hall

Pendant ceiling light, storage cupboards, washing machine, radiator, fitted carpet.

#### Kitchen/Lounge

4.89m x 3.98m (16' 1" x 13' 1")  
Sash windows, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, undercounter fridge, radiator, fireplace, fitted carpet, vinyl flooring to kitchen area.

#### Bedroom

3.76m x 3.34m (12' 4" x 10' 11")  
Sash window, pendant ceiling light, radiator, fireplace, fitted carpet.

#### Bathroom

2.64m x 1.73m (8' 8" x 5' 8")  
Window, ceiling light, bathtub with shower, washbasin, WC, radiator, vinyl flooring.



Top Floor

Total Area: 40.7 m<sup>2</sup> ... 438 ft<sup>2</sup>

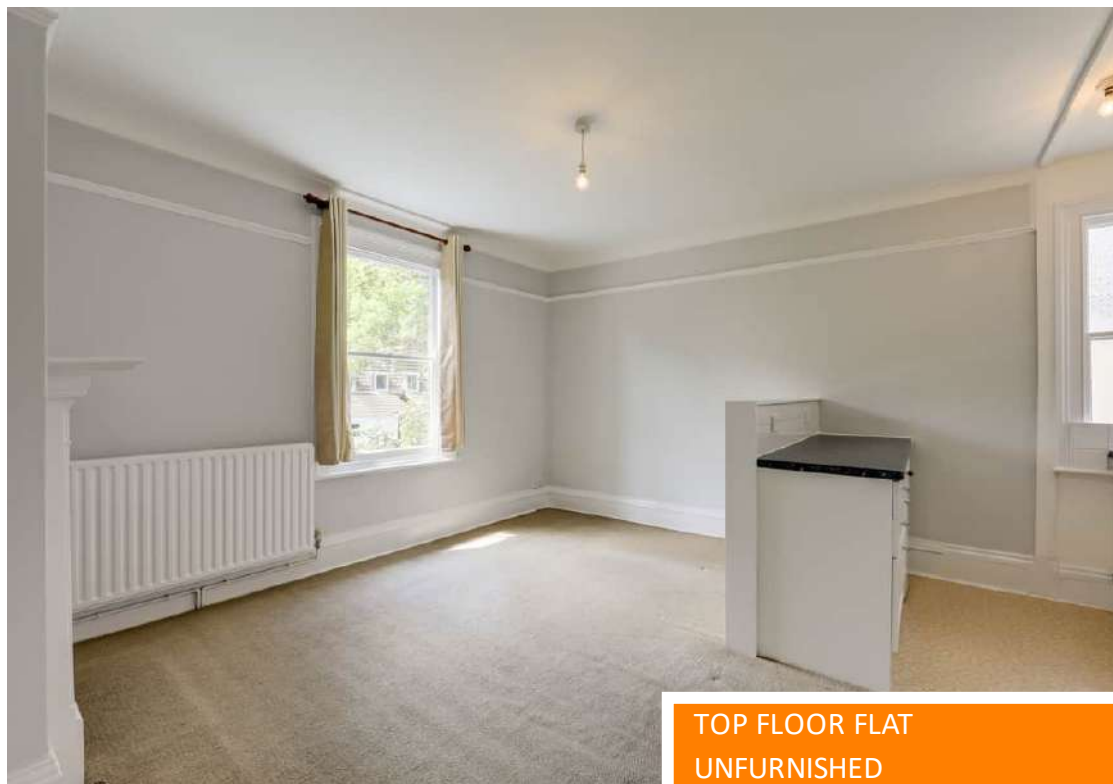
Drawn for Stanfords Sales & Lettings

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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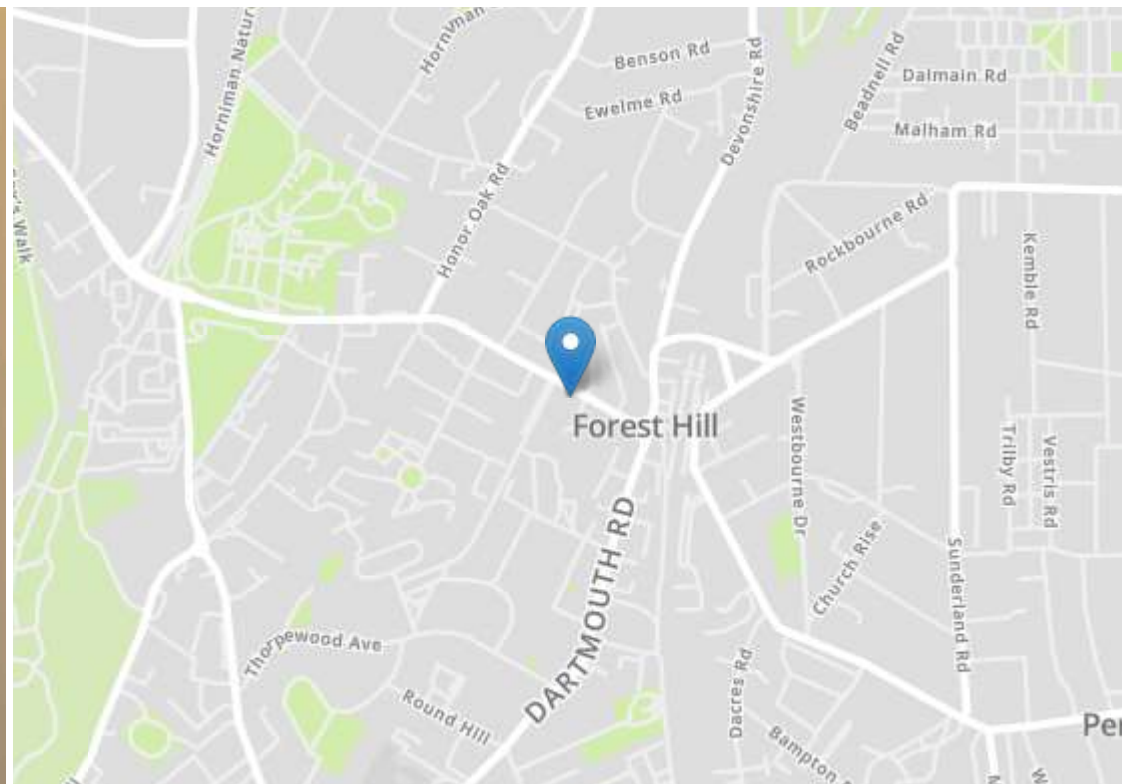
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TOP FLOOR FLAT  
UNFURNISHED  
CLOSE TO FOREST HILL  
STATION

OPEN PLAN LOUNGE/KITCHEN  
OFF-STREET PARKING  
GREAT LOCATION





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