

Stanfords
— sales & lettings —



£425,000 Leasehold
1 bedroom flat

Waldenshaw Road
Forest Hill

Read all about it...

This bright and spacious one-bedroom flat is situated on the lower ground floor of a charming period conversion on the sought-after Waldenshaw Road, right in the heart of Forest Hill.

Upon entering, you're welcomed by a wide entrance hall complete with generous built-in storage. From here, the space flows seamlessly into a beautifully light-filled reception room, ideal for both relaxing and entertaining. The recently fitted, well-proportioned kitchen includes integrated appliances and provides direct access to the private courtyard and the communal garden, ideal for enjoying the warmer months.

The double bedroom is generously sized and provides a tranquil retreat, enhanced by additional built-in wardrobes. A stylishly refurbished, well-maintained bathroom completes the interior, combining comfort with modern functionality.

Ideally located just a short stroll from Forest Hill Station, the property benefits from excellent transport links, including fast and frequent services to Central London via the Overground and National Rail. The local area is brimming with character, offering an eclectic mix of independent shops, cafés, restaurants, and supermarkets. Residents will also enjoy close proximity to the iconic Horniman Museum and Gardens, and its popular Sunday market showcasing local and artisanal produce.

A fantastic opportunity for first-time buyers, professionals, or investors seeking a stylish home in a vibrant, well-connected community.

APPROX - 801SQFT
DIRECT ACCESS TO A PRIVATE
COURTYARD
AMBLE STORAGE SPACE

EXCELLENT LOCATION
COMMUNAL GARDEN
VICTORIAN CONVERSION FLAT



Like what you see?

Call **020 8699 6778** or email us at foresthill@stanfordestates.london
to arrange a viewing or request further information



LOWER GROUND FLOOR

Entrance Hall

3.80m x 1.98m (12' 6" x 6' 6")

Pendant ceiling lights, built-in storage cupboards, radiators, hardwood flooring.

Reception Room

5.45m x 3.97m (17' 11" x 13' 0")

Pendant light, wall lights, double-glazed bay window with shutters, radiators, fireplace, hardwood flooring.

Kitchen

3.61m x 2.91m (11' 10" x 9' 7")

Spotlights, double glazed windows overlooking the courtyard, matching wall and base level units, solid wood worktops, door leading to the courtyard and garden, extractor fan, integrated dishwasher, sink with mixer tap, radiators, tiled flooring.

Bedroom

3.97m x 3.80m (13' 0" x 12' 6")

Pendant ceiling light, double-glazed window, built-in wardrobes, radiator, hardwood flooring.

Bathroom

2.52m x 2.04m (8' 3" x 6' 8")

Corston Lighting, bathtub with rainfall shower head, basin sink unit, heated towel rail, WC, tiled flooring.

OUTSIDE

Private Courtyard

4.24m x 2.25m (13' 11" x 7' 5")

Communal Garden



Lower Ground Floor

Total Area: 74.4 m² ... 801 ft²

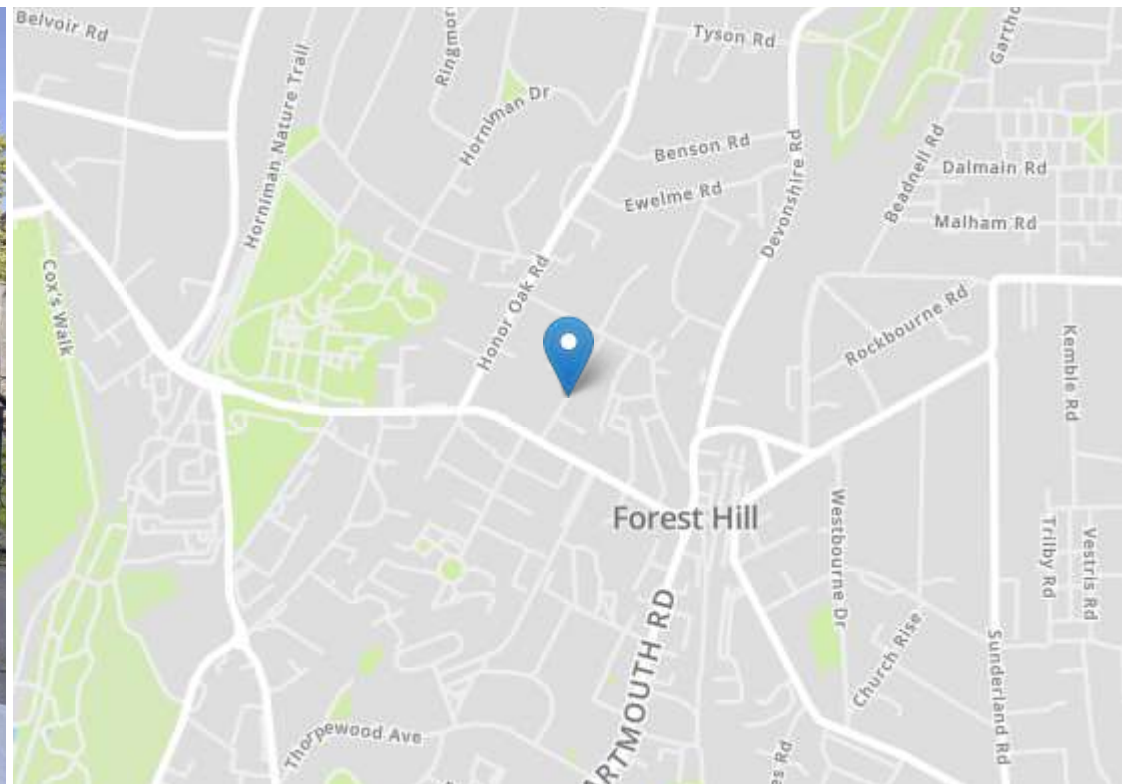
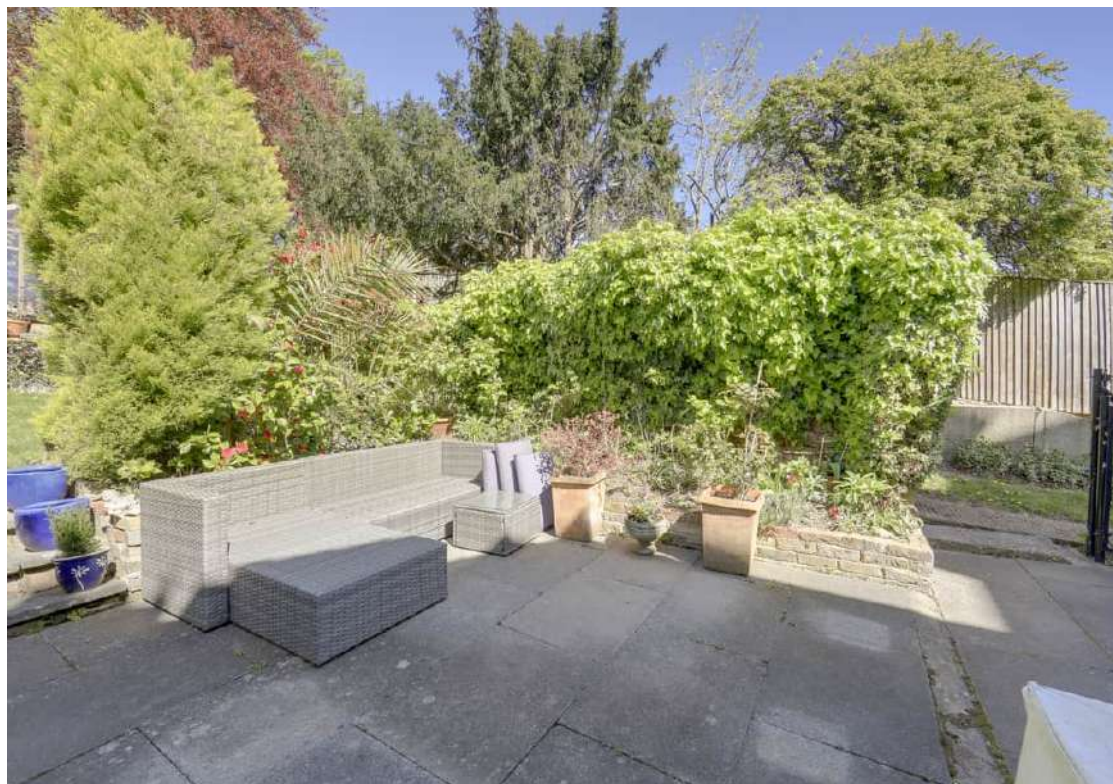
Drawn for Stanfords Sales & Lettings
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(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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