



**£400,000 Share of Freehold**  
1 bedroom ground floor maisonette

Shipman Road  
Forest Hill



## Read all about it...

This light and spacious one-bedroom ground-floor maisonette, complete with a private south-facing garden, is an ideal choice for buyers seeking a move-in-ready home in a vibrant area with superb transport links.

Inside, a bright and welcoming reception room sits to the front, while a spacious double bedroom offers comfortable accommodation. To the rear, the kitchen diner provides ample space for entertaining, along with a utility area leading to the bathroom and separate WC. The garden offers a peaceful retreat, perfect for alfresco dining or relaxing in the sun.

Set on Shipman Road, a quiet residential street, the property benefits from a friendly and welcoming community, with regular street gatherings and an active residents' WhatsApp group. Despite the peaceful setting, you're just moments from all the amenities of Forest Hill — including independent shops, supermarkets, cafés, restaurants, and bars — and only 0.5 miles from Forest Hill Station, with fast Overground and National Rail connections to Central London.



**GROUND FLOOR MAISONETTE**  
**PRIVATE SOUTH FACING GARDEN**  
**0.5MI TO FOREST HILL STATION**

**LIGHT & SPACIOUS**  
**SPACIOUS KITCHEN/DINER**  
**GREAT LOCATION**

**Like what you see?**

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to arrange a viewing or request further information





## GROUND FLOOR

### Entrance Hall

Wall-mounted lights, storage cupboard, radiator, wood flooring.

### Lounge

4.09m x 3.41m (13' 5" x 11' 2")

Double-glazed windows, wooden shutters, pendant ceiling light, alcove shelving and cabinet, radiator, wood flooring.

### Bedroom

3.41m x 3.26m (11' 2" x 10' 8")

Double-glazed window, pendant ceiling, radiator, wood flooring.

### Kitchen/Diner

4.43m x 4.07m (14' 6" x 13' 4")

Double-glazed windows, pendant ceiling lights, fitted kitchen units, sink with mixer tap, plumbing for dishwasher, integrated oven and gas hob, extractor hood, radiator, wood flooring.

### Utility Room

1.67m x 1.47m (5' 6" x 4' 10")

Door to garden, ceiling light, radiator, combi boiler, plumbing for washing machine.

### Bathroom

1.77m x 1.47m (5' 10" x 4' 10")

Ceiling light, bathtub with shower and screen, washbasin, heated towel rail, tile flooring.

### WC

0.88m x 0.83m (2' 11" x 2' 9")

Double-glazed window, ceiling light, WC, tile flooring.

## OUTSIDE

### Garden

Paved garden with storage shed.



Ground Floor

Total Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>

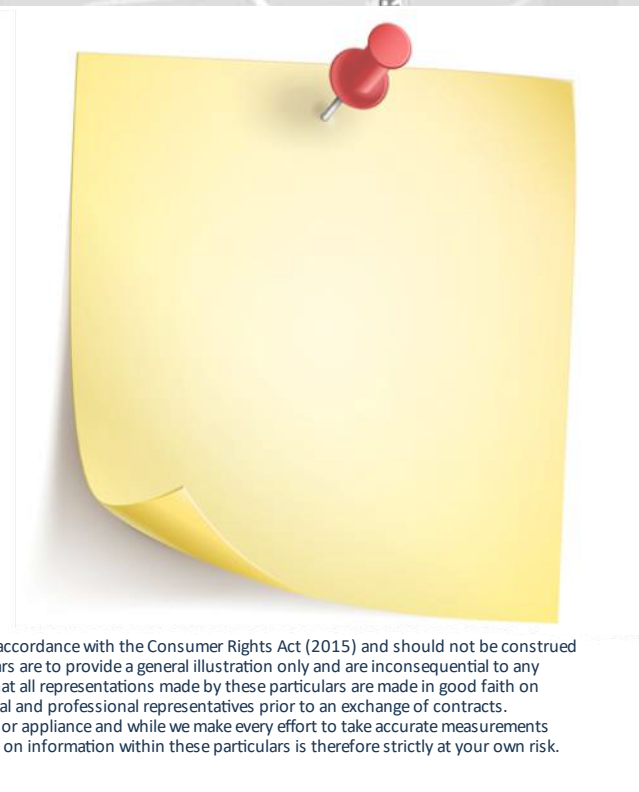
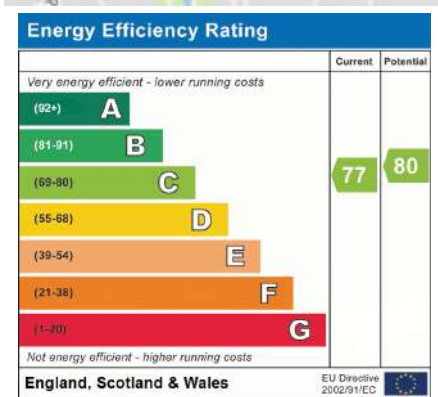
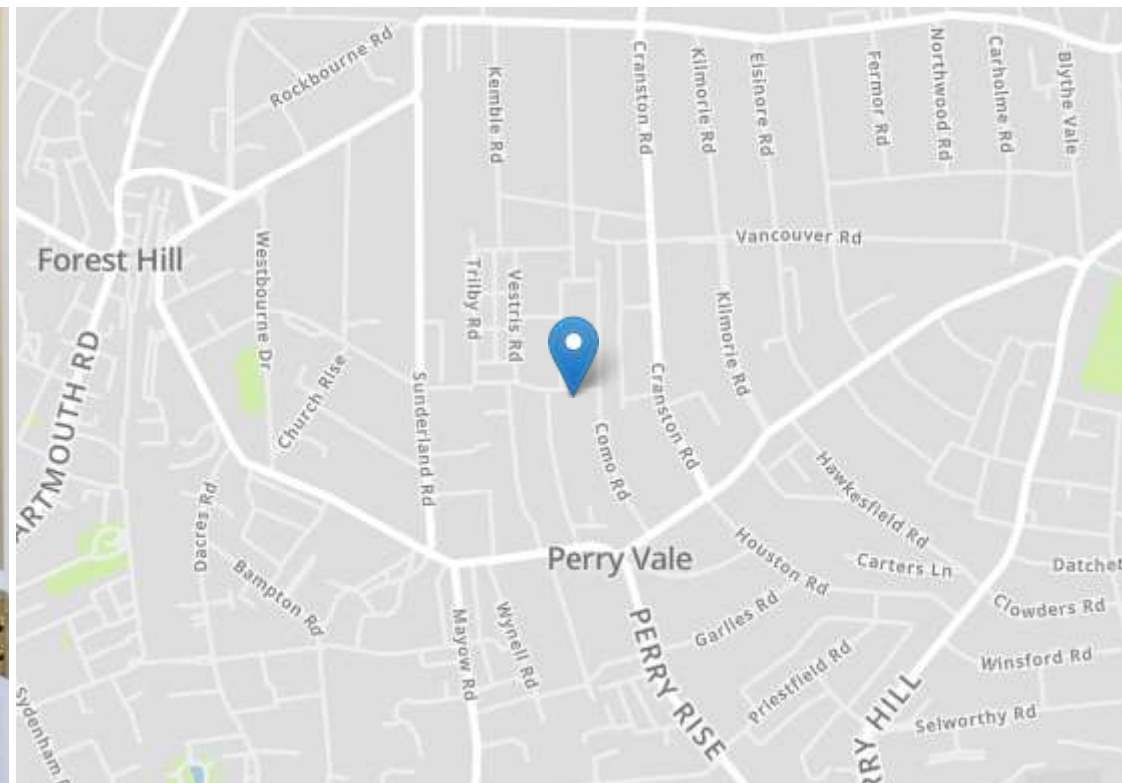
All measurements are approximate and for display purposes only











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