



**£365,000 Leasehold**

1 bedroom flat

Church Rise

Forest Hill

# Read all about it...

A charming one-bedroom flat set on the ground floor of a handsome period mansion conversion on leafy Church Rise, in the heart of Forest Hill.

Benefitting from its own private side entrance, the property offers well-proportioned rooms throughout, including a spacious and welcoming reception room, a generous kitchen, a comfortable double bedroom, and a neatly presented bathroom. To the rear, residents can enjoy access to a beautifully maintained communal garden — a peaceful outdoor space perfect for relaxing or socialising.

Perfectly positioned just a short walk from Forest Hill Station, the flat enjoys superb transport links via the Overground and National Rail, providing quick access to Central London. The area offers a vibrant community feel, with an eclectic mix of independent shops, cafés, and restaurants, plus the renowned Horniman Museum and Gardens — complete with its popular Sunday market showcasing local produce and crafts.

## GROUND FLOOR

### Reception Room

5.77m x 3.64m (18' 11" x 11' 11")

Sash windows, ceiling light, radiator, part fitted carpet/part vinyl flooring.

### Kitchen

3.32m x 2.93m (10' 11" x 9' 7")

Windows, ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven, electric hob and extractor hood, plumbing for washing machine and dishwasher, tile flooring.

### Bedroom

4.27m x 3.94m (14' 0" x 12' 11")

Sash windows, ceiling light, radiator, laminate wood flooring.

### Bathroom

2.54m x 1.66m (8' 4" x 5' 5")

Windows, ceiling light, washbasin on vanity unit, WC, bathtub with shower, radiator, storage cupboard, tile flooring.

## OUTSIDE

### Communal Garden

Large west facing garden.



Ground Floor

Total Area: 57.5 m<sup>2</sup> ... 619 ft<sup>2</sup>

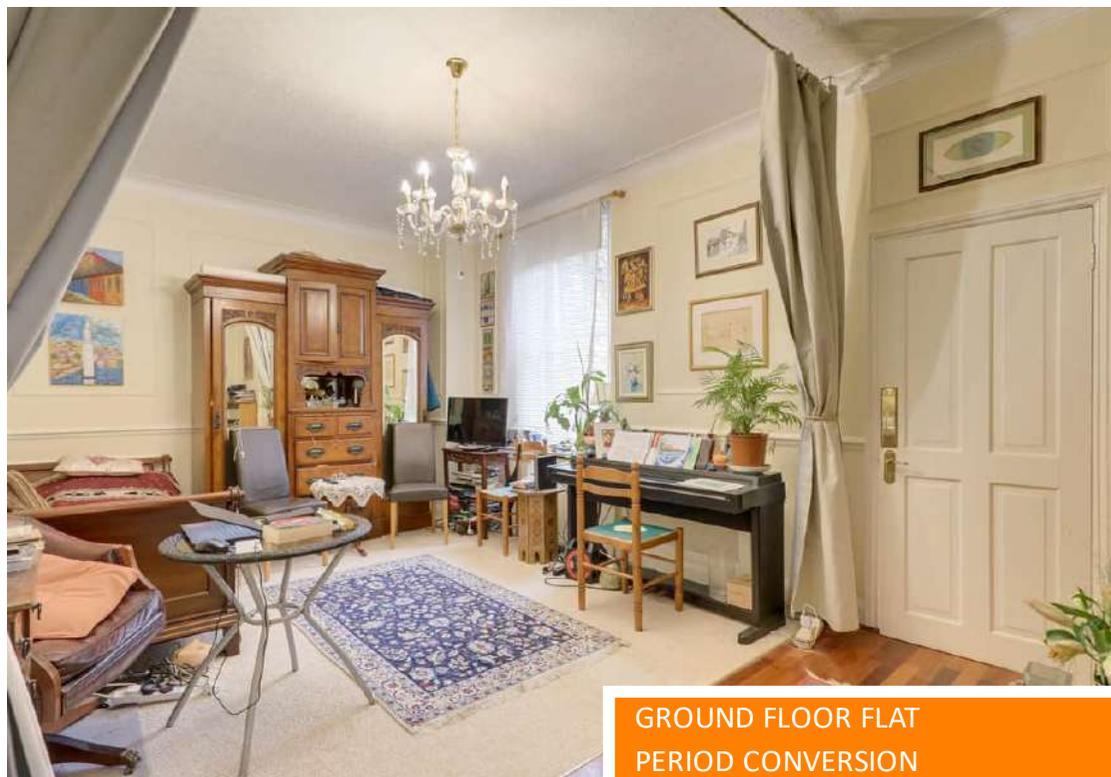
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

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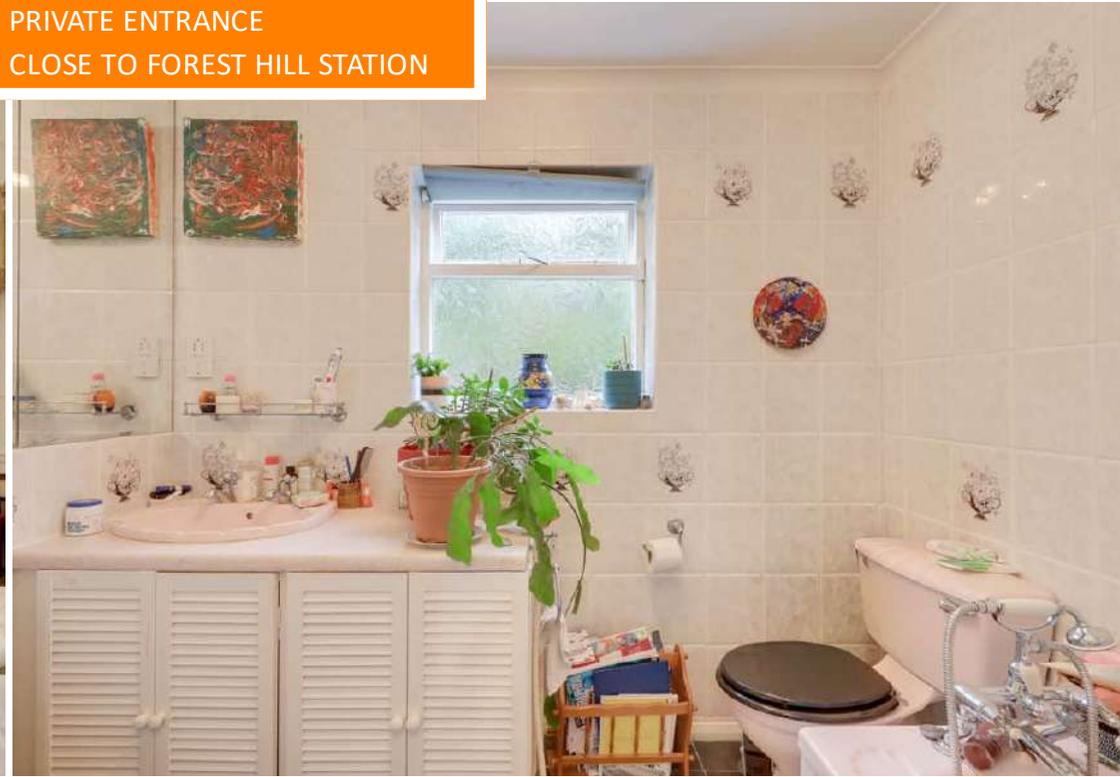
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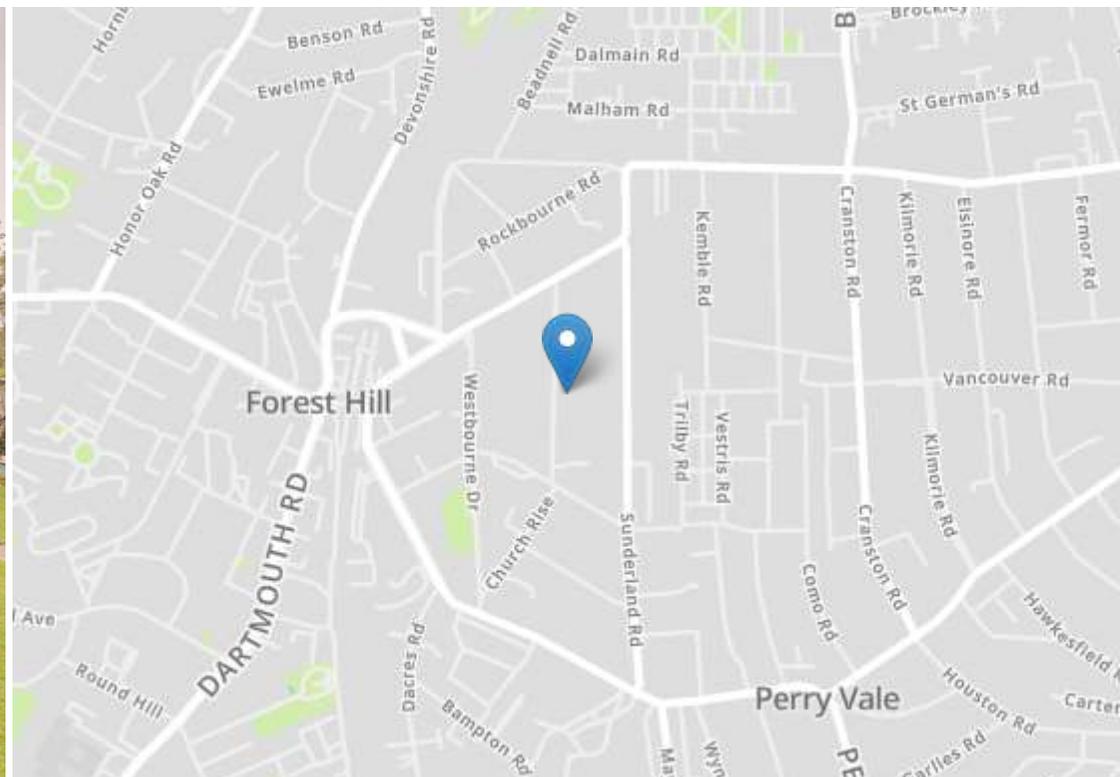


GROUND FLOOR FLAT  
PERIOD CONVERSION  
SPACIOUS RECEPTION ROOM

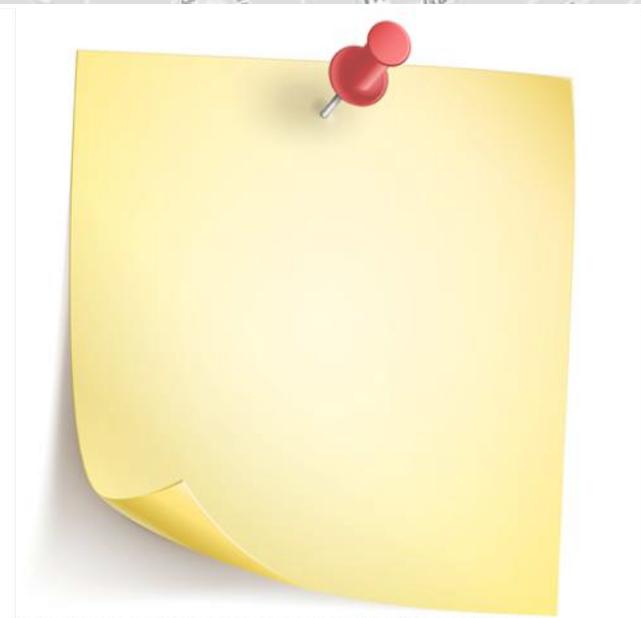


WELL-MAINTAINED COMMUNAL  
GARDEN  
PRIVATE ENTRANCE  
CLOSE TO FOREST HILL STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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