



STANFORDS

1 Princes Garth, 31 London Road, Forest Hill
£615,000



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Forest Hill

This beautifully presented two-bedroom flat seamlessly blends classic period features with modern finishes, creating a truly inviting home. The property offers a generous reception room highlighted by large bay windows, plantation shutters, and high ceilings, which flood the space with natural light. Multiple period fireplaces throughout the flat serve as striking focal points, while built-in bookshelves and shelving provide ample storage and display options. The spacious hallway welcomes you with decorative ceiling cornices, stained glass details, and elegant period mouldings, setting the tone for the refined interiors that continue throughout the home. Both bedrooms are bright and airy, with large built-in wardrobes, bay windows, and classic features like ceiling roses and fireplaces, making them perfect retreats for rest or study.

The modern kitchen is thoughtfully designed with stylish cabinetry, integrated appliances, and wooden countertops. It benefits from a well-organised layout and direct access to the garden, allowing for seamless indoor-outdoor living and plenty of natural light. The contemporary bathroom features a sleek walk-in shower, heated towel rail, and tasteful tile flooring, offering both comfort and luxury. Additional highlights include off-road parking, which adds convenience, and a decorative balcony that enhances the property's elegant period facade. The flat's charming architectural details, plush seating areas, and unique decorative touches create a warm, welcoming atmosphere throughout. With its combination of spacious living, abundant natural light, and a harmonious blend of period and modern elements, this flat is ideally suited to those seeking both character and comfort in their next home.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Off-road parking
- Modern kitchen units





Kitchen

12' 2" x 8' 10" (3.71m x 2.69m)

Bathroom

8' 10" x 6' 0" (2.69m x 1.83m)

Bedroom 1

14' 0" x 11' 10" (4.26m x 3.61m)

Bedroom 2

12' 8" x 12' 6" (3.87m x 3.82m)

Reception Room

15' 11" x 12' 7" (4.85m x 3.84m)

Study

9' 3" x 8' 6" (2.82m x 2.58m)



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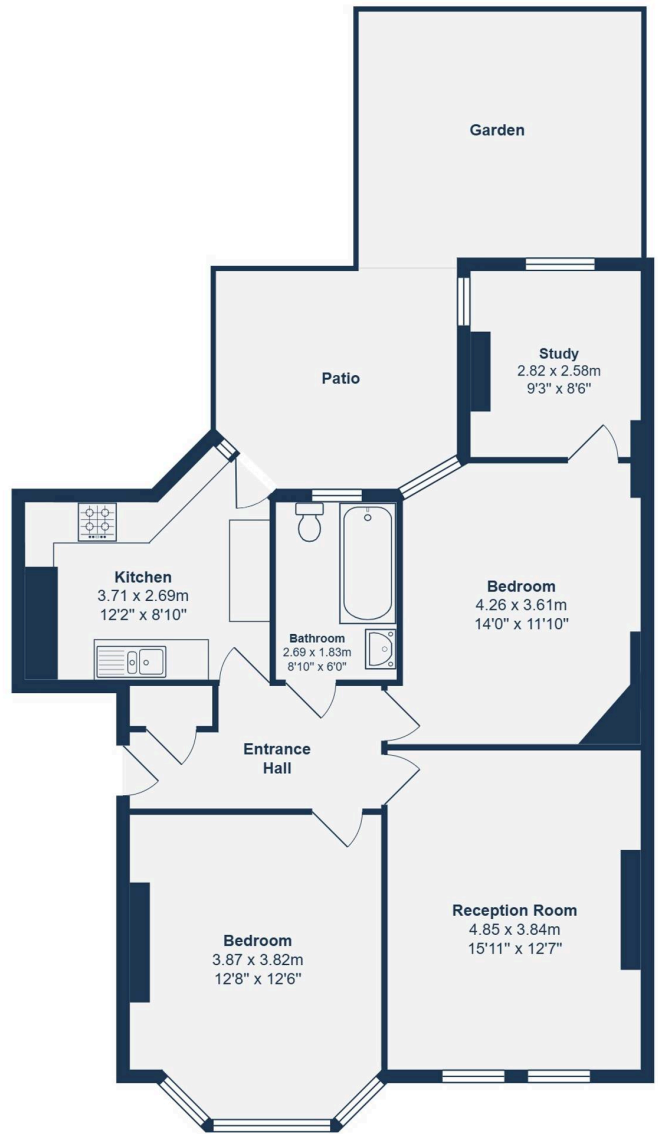
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Ground Floor

Total Area: 83.2 m² ... 895 ft² (excluding patio & garden)

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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