

# STANFORDS



London Road

Forest Hill

Guide Price £325,000



## London Road

Offered to the market with no onward chain, this light and spacious one-bedroom flat presents an excellent opportunity for buyers seeking a blank canvas in a vibrant, well-connected community.

Set on the ground floor of a period conversion and benefiting from its own private entrance, the property is well laid out and features a generous reception room with space for dining and French doors overlooking the rear of the building. There is also a well-appointed kitchen, a large double bedroom, and a bathroom. Further benefits include an allocated off-street parking space.

Ideally located in the heart of Forest Hill, the flat is just a 5 minute walk to Forest Hill Station, providing fast and direct connections into Central London via Overground and National Rail services. The area is known for its eclectic mix of independent shops, supermarkets, and popular cafés and restaurants, with the renowned Horniman Museum and its beautiful gardens and Sunday market also close by.

**Council Tax band: B**

**Tenure: Leasehold**

- **No Onward Chain**
- **Ground Floor Flat**
- **Spacious Accommodation**
- **Period Conversion**
- **Allocated Off-Street Parking**
- **Close to Forest Hill Station**





**Ground Floor**

Total Area: 51.1 m<sup>2</sup> ... 550 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.



## GROUND FLOOR

### Lounge

13' 9" x 12' 9" (4.18m x 3.88m)

Double-glazed French doors to Juliet balcony, chandelier ceiling light, radiator, fitted carpet.

### Kitchen

8' 11" x 7' 4" (2.72m x 2.24m)

Window, ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, oven, combi boiler, radiator, vinyl flooring.

### Bedroom

14' 7" x 12' 4" (4.45m x 3.76m)

Window, pendant ceiling light, radiator, fitted carpet.

### Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

Window, ceiling light, bathtub with shower and screen, washbasin, WC, vinyl flooring.





## Stanford Estates – Forest Hill

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