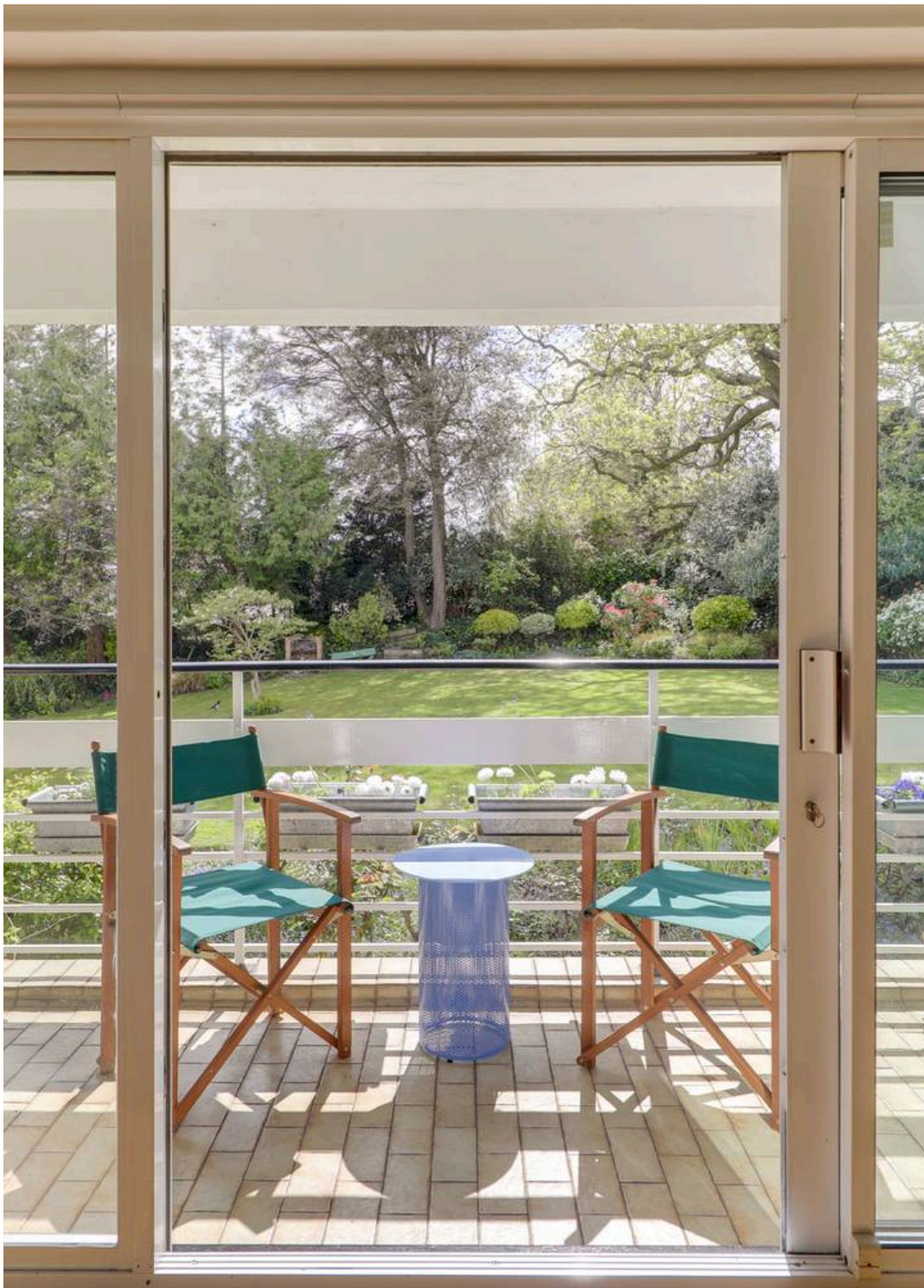




STANFORDS

9 Barr Beacon Canonbie Road, Forest Hill
£475,000



9 Barr Beacon Canonbie Road

Forest Hill

Set on the first floor of Barr Beacon, a quiet, private residential block with far-reaching views, this beautifully maintained two-bedroom flat offers light and modern living, along with the added benefit of a share of freehold, a garage, and communal off-street parking.

The property is well presented throughout, featuring a spacious entrance hall leading to two well-proportioned bedrooms, a modern bathroom, and a bright open-plan lounge, kitchen, and dining area. Large windows and a private balcony overlook the well-kept communal gardens, creating a peaceful and inviting atmosphere. Built-in storage is thoughtfully incorporated throughout, enhancing both practicality and comfort.

Ideally located near Forest Hill and Honor Oak Park Stations, the flat benefits from excellent transport links via London Overground, National Rail, and local bus services into Central London and beyond. The surrounding area offers a wide range of shops, supermarkets, and popular places to eat and drink, while the nearby Horniman Museum and Gardens provide beautiful green space and a well-loved Sunday market.

An exciting opportunity for buyers seeking a spacious, well-connected home with outdoor space in a vibrant location.

- Spacious First Floor Flat
- Two Double Bedrooms
- Landscaped Communal Garden & Private Balcony
- Garage
- Share of Freehold
- Excellent Transport Links





FIRST FLOOR

Entrance Hall

Pendant ceiling light, storage cupboard, parquet wood flooring.

Reception Room

17' 0" x 14' 3" (5.18m x 4.34m)

Double-glazed sliding doors to balcony, pendant ceiling light, electric heater, parquet wood flooring.

Kitchen/Diner

17' 2" x 8' 8" (5.23m x 2.63m)

Double-glazed windows, ceiling lights, 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, electric heater, tile and parquet flooring.

Master Bedroom

16' 4" x 12' 0" (4.98m x 3.65m)

Double-glazed windows with stunning views, pendant ceiling light, built-in storage cupboard, electric heater, fitted carpet.

Bedroom

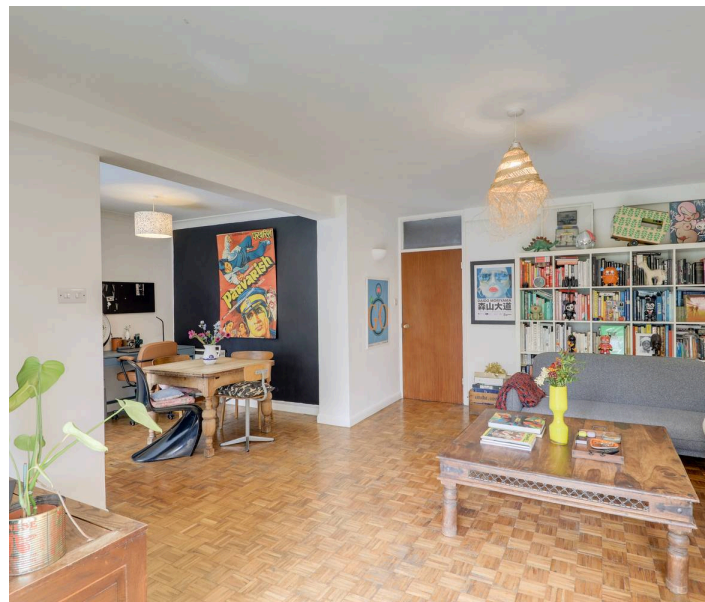
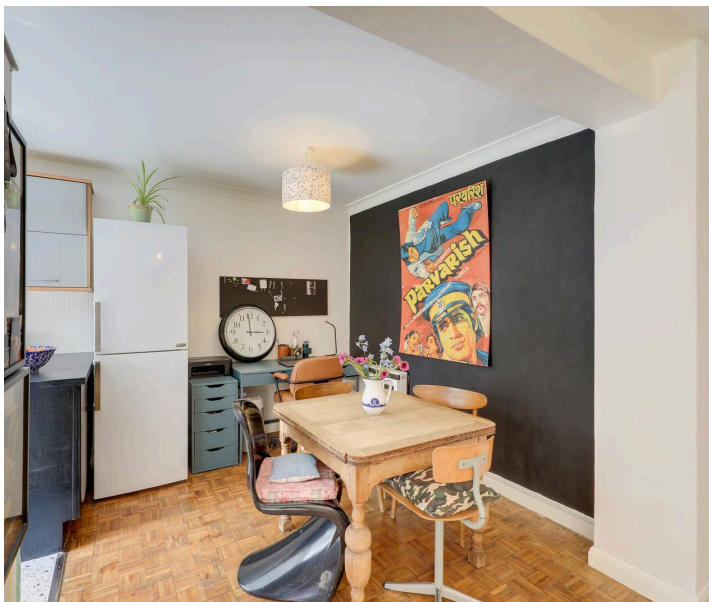
10' 7" x 9' 5" (3.22m x 2.86m)

Double-glazed windows, pendant ceiling light, electric heater, fitted carpet.

Bathroom

10' 1" x 6' 9" (3.08m x 2.07m)

Inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.



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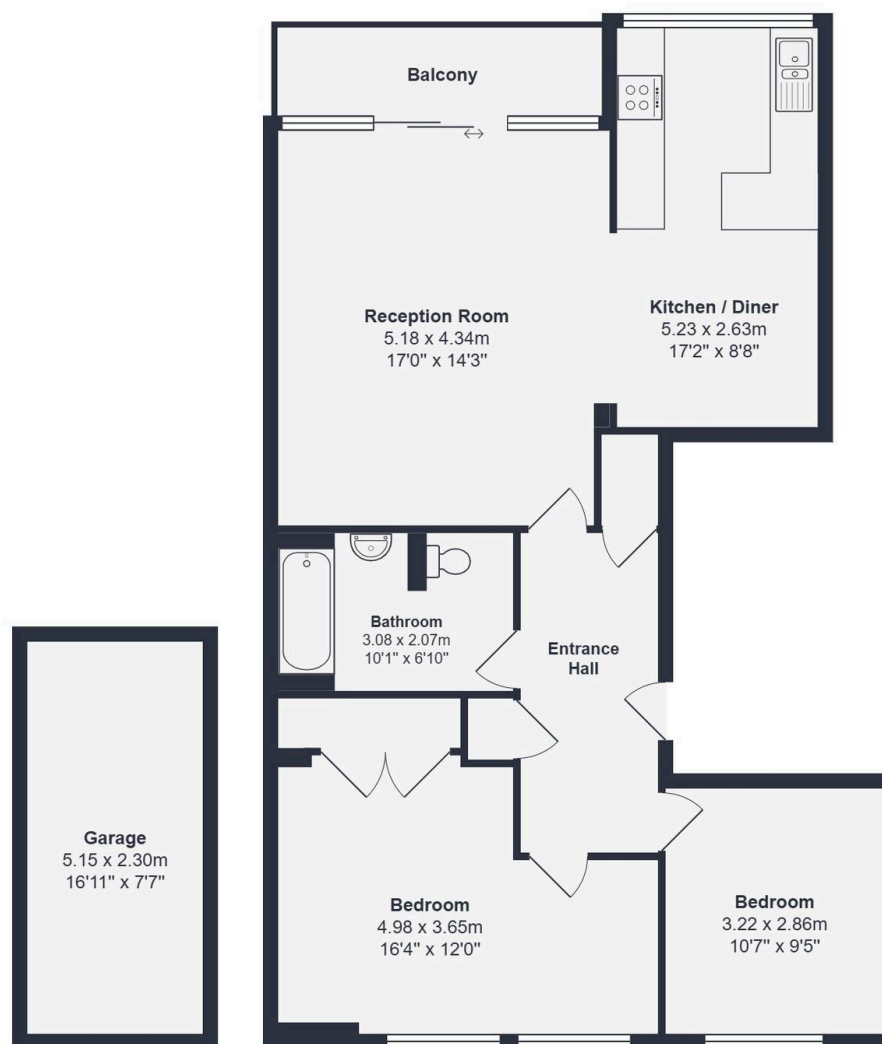
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Ground Floor

First Floor

Total Area: 80.3 m² ... 864 ft² (excluding garage)

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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