



Horniman Grange, London Road
£385,000

STANFORDS



13 Horniman Grange, 66 London Road

Forest Hill

A light and spacious two-bedroom flat set on the first floor of a charming and well-maintained period mansion conversion, benefitting from an allocated parking space and beautifully presented interiors throughout.

Stepping inside, the property offers bright and airy accommodation, ready for a buyer to move straight into and enjoy. The generous reception room is flooded with natural light from large bay windows, creating an inviting space with plenty of room for both lounging and dining. The modern kitchen is thoughtfully designed with contemporary units and ample storage, while the sleek bathroom has been stylishly finished. There are two bedrooms, including a spacious principal double bedroom with a large bay window overlooking the rear of the property, creating a peaceful and light-filled retreat.

Perfectly positioned in the heart of Forest Hill, the property is just a short walk from Forest Hill Station, providing frequent London Overground and National Rail services into Central London. The local area offers a vibrant mix of independent cafés, restaurants, shops, and supermarkets, while the popular Horniman Museum and Gardens and a range of green open spaces are also close by.

- Long Lease - 165 Years
- Light & Spacious
- Chain Free
- Modern Kitchen & Bathroom
- Allocated Off-Street Parking
- Close to Forest Hill Station





FIRST FLOOR

Reception Room

15' 6" x 13' 0" (4.73m x 3.96m)

Sash bay window, pendant ceiling light, fireplace, radiator, wood flooring.

Kitchen

10' 0" x 8' 7" (3.06m x 2.62m)

Sash window, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated oven and gas hob, extractor hood, radiator, tile flooring.

Bedroom

13' 7" x 12' 8" (4.15m x 3.85m)

Sash bay window, pendant ceiling light, radiator, wood flooring.

Bedroom

10' 3" x 6' 3" (3.13m x 1.90m)

Sash window, pendant ceiling light, radiator, wood flooring.

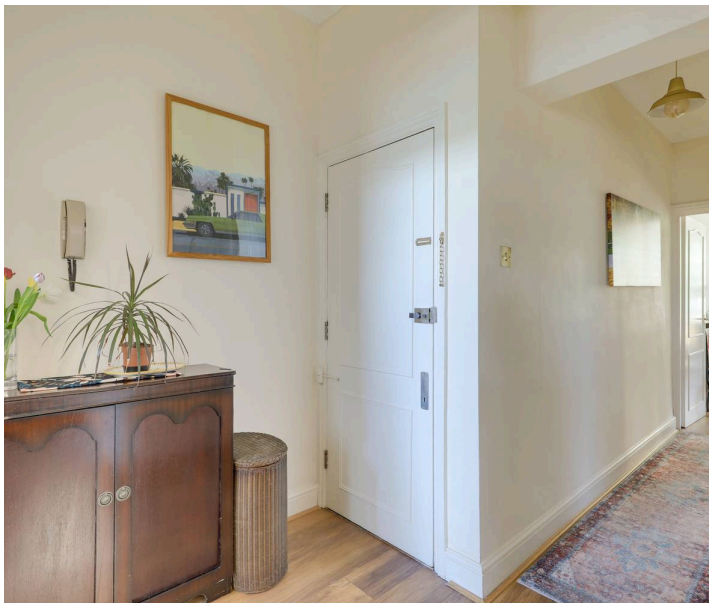
Bathroom

7' 3" x 6' 5" (2.20m x 1.95m)

Sash window, ceiling light, bathtub with shower and screen, washbasin, WC, radiator, tile flooring.

Entrance Hall

Pendant ceiling light, storage cupboard, wood flooring.



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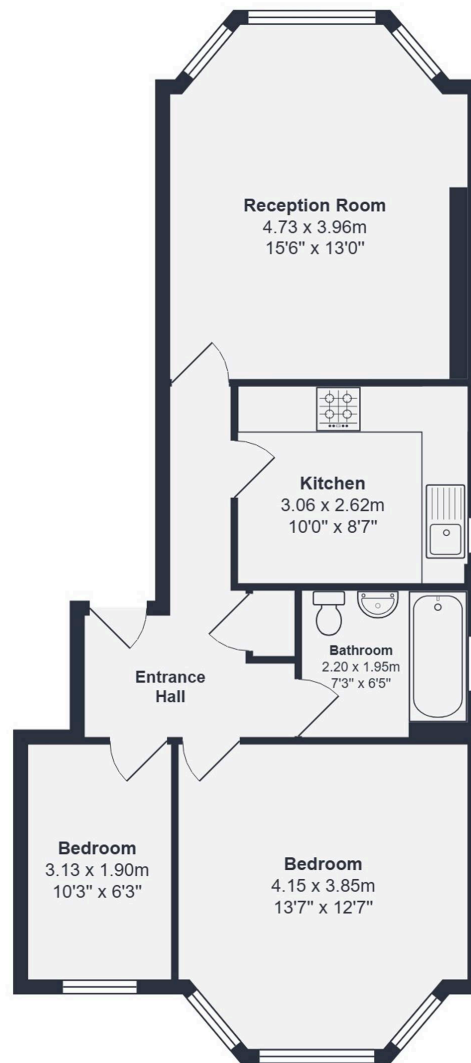
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First Floor

Total Area: 59.6 m² ... 641 ft²

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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