



£360,000





## SHORT DESCRIPTION

Property Ref: 13011 Rarely available, is this modern two bedroom, two bathroom flat equidistant between both Forest Hill and Sydenham overground stations. The property has been lovingly maintained by the current owner and is offered, ready to move into, in a lovely condition. Bright and airy with lots of natural light, this is an ideal purchase for a first time buyer or those with a small family. Arranged on the first floor of this purpose built block, the property comprises a bright and spacious 17' open plan, well apportioned fitted kitchen/living area. It further benefits from a master double bedroom complete with en suite, as well as a second double bedroom. The property is finished with a charming family bathroom and storage cupboard in the main hallway. Forest Hill and Sydenham stations are within half a mile, directly connecting you to London Bridge, London Victoria, East/West Croydon, Highbury & Islington (for the Victoria Line), Shoreditch, Whitechapel (for the Elizabeth Line, District and Hammersmith & City line) and Canada Water (for the Jubilee Line). You also have access to Sydenham Hill Station, which connects you to Brixton, Beckenham and Bromley. There is a great choice of green spaces and parks (Wells Park and Crystal Palace Park), as well as the much admired Horniman Museum & Gardens, Sydenham Woods and Forest Hill Pools. Forest Hill, Sydenham and Beckenham high streets with their huge array of restaurants, cafes, gastropubs and independent shops are all close by. Local cinemas are in East Dulwich and Crystal Palace. Given the desirable features and convenient location of this first floor flat, it is advisable to arrange an early viewing to avoid missing out on this opportunity....



**Bed Room(s)**



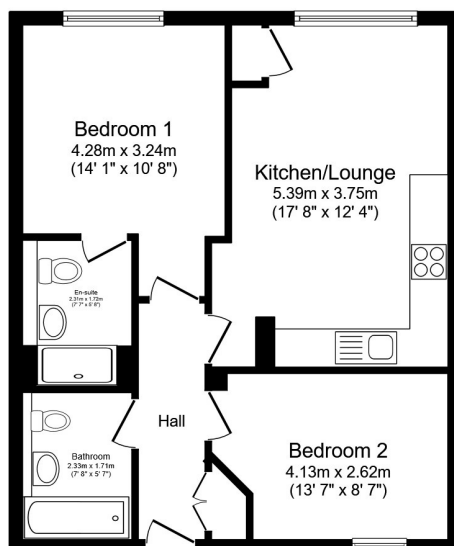
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 54.3 m<sup>2</sup> (584 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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