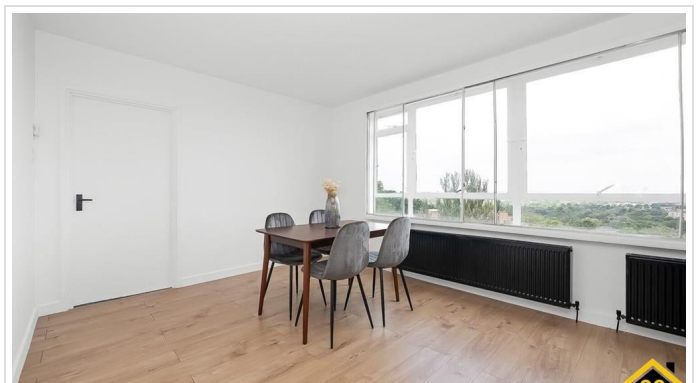
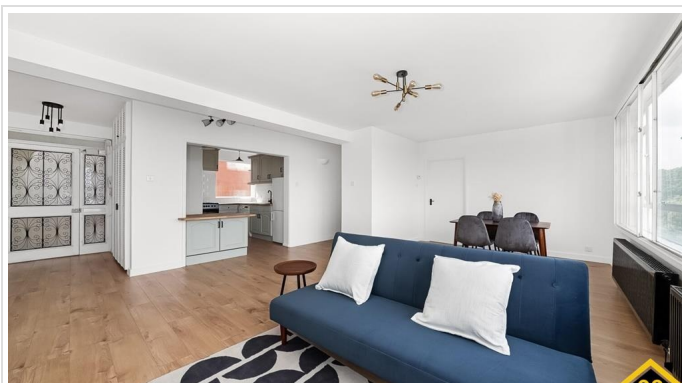
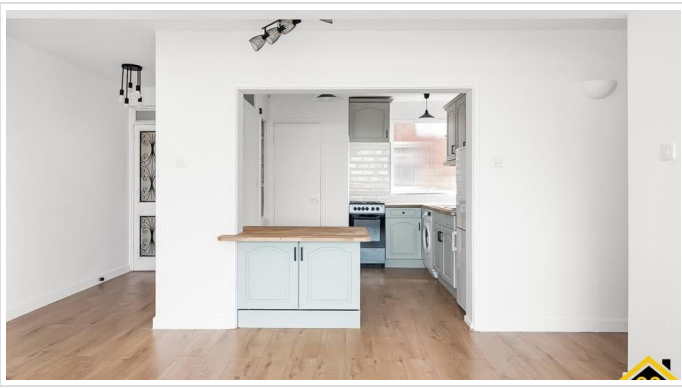


2 Bed Apartment In Sydenham Rise Frobisher Court,, Forest Hill, SE23 3XH

£525,000





SHORT DESCRIPTION

Property Ref: 16015 A beautifully bright two-bedroom flat located on the 6th floor of the iconic Frobisher Court, offering exceptional, far-reaching views across central London. The apartment features an open-plan kitchen and a spacious, airy living area, flooded with natural light and designed to maximise space and comfort. Recently refurbished, the flat is turnkey and set within the sought-after Dulwich Estate, with excellent transport links and nearby green spaces. The property comprises two generously sized double bedrooms. One benefits from stunning London skyline views, while the other enjoys a peaceful outlook over the surrounding greenery. Key Features - 6th-floor position with unmatched panoramic views over London - Two bedrooms - Both Double, and one modern bathroom - Open-plan kitchen with a large, light-filled living area - Bright, airy layout with generous windows throughout - Recently refurbished and move-in ready - Bedrooms overlooking surrounding greenery - Set within landscaped communal gardens - Outstanding schools nearby - Excellent transport links via Forest Hill station - Close to parks, cafés, restaurants, and local amenities Property Type: Apartment Full selling price: £525000.00 Pricing Options: Offers Over Tenure: Leasehold Remaining lease (In Year): 135 Yearly Ground Rent Cost: £44.00 Yearly Management Cost: £1440.00 Council tax band: C EPC rating: D Measurement: 839.585 sq.ft. Outside Space: NA Parking: Garage, Residents, Off street, On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: tenanted -----

2

Bed Room(s)

1

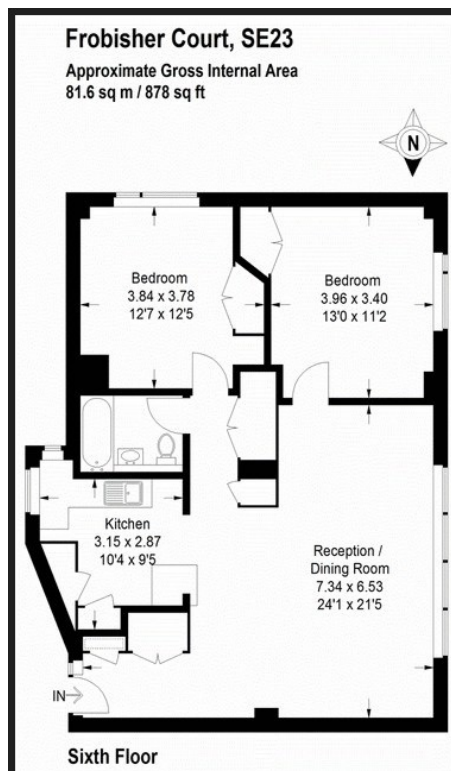
Bath Room(s)

1

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.



EPC GRAPH

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

Property type	Mid-floor flat
Total floor area	78 square metres

Rules on letting this property

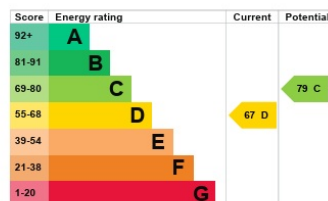
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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