

fridgemaster

STANFORD

— ESTATES —

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Water Dispenser

1 bedroom

£350,000

St. German's Road, Forest Hill

Read all about it...

This spacious one-bedroom garden flat is located on the ground floor of this traditional period semi-detached townhouse.

The property is entered via its own front door and leads into a welcoming entrance hall, off which is a stylish kitchen complete with integrated dishwasher and a 5-ring hob. Leading off the corridor is a large bedroom and a bright reception room, a modern bathroom and a bonus utility room. The flat benefits from its own low maintenance garden. Having been newly refurbished by the present owners, the property is in fantastic condition throughout. There is also the benefit of no onward chain.

Approx floor area: 557.00 sq ft

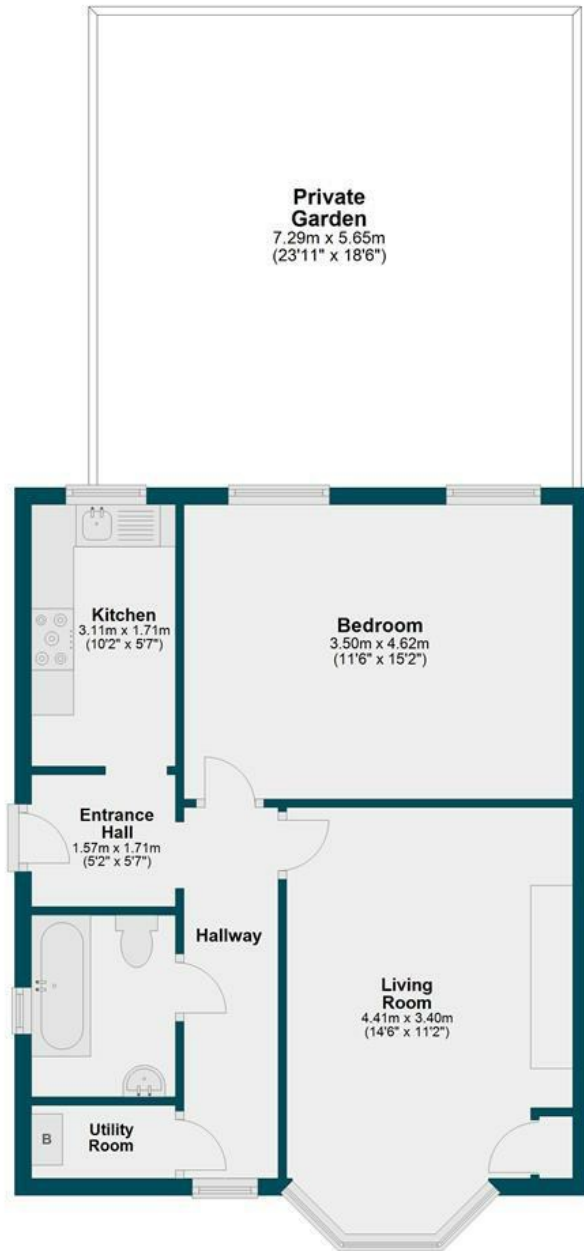
- 0.7mi to Forest Hill Station
- 99 years remaining on the lease
- Private section of Garden
- 0.7mi to Honor Oak Park Station
- Newly Refurbished
- Chain Free

To arrange a viewing please call us on: **020 8699 6778**



Ground Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 51.8 sq. metres (557.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of marketing.
Plan produced using PlanUp.

GROUND FLOOR

Entrance Hall

Front door to property, vertical radiator, fitted carpet, ceiling light

Living Room

14'6" x 11'2"

Fitted carpet, column radiator, double glazed bay window to front, storage cupboard, fitted blinds, ceiling light

Bedroom

11'6" x 15'2"

Fitted carpet, column radiator, 2x double glazed window to rear, fitted blinds, ceiling light

Kitchen

10'2" x 5'7"

Fitted kitchen with matching wall and base units, quartz worktop, under counter mounted sink, with worktop drainer, integrated electric oven and 5 ring gas hob, overhead extractor hood, glass splashback, double glazed window to rear, fitted blind, Amtico floor, under unit light, ceiling light

Hallway

Fitted carpet, double glazed window to front, fitted blind, ceiling light

Utility Room

2'10" x 5'7"

Amtico floor, gas combi boiler, ceiling light

OUTSIDE

Garden

Mature garden, shrub borders, laid to lawn, raised shingle area

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	81
England & Wales		
EU Directive 2002/91/EC		



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Viewer notes...



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