



Deans Gate Close, Forest Hill

£375,000

2 1

propertyworld

## Property Summary

Propertyworld is delighted to bring to market this well presented, spacious two double bedroom maisonette arranged over three floors with a private garage and access to attractive communal gardens. With its own private ground floor entrance, the accommodation itself is laid out over the first and second floors of the property and, as a result, has the feel of a house. Large double glazed windows throughout the property ensure the property is bright and airy and benefits from lots of natural light. Deans Gate Close is an attractive, well run, modern low rise development, set within pretty communal grounds, close to the award winning Mayow Park and both Sydenham and Forest Hill centres. The accommodation is almost 800 square feet and offered in fabulous condition throughout. You enter on the ground floor, via your own private entrance, up an internal carpeted staircase to the first floor. Here you will find a spacious reception room measuring almost 15 ft. square. A highly versatile space, there is ample room for a dining zone as well as the main seating and chill out space with a Juliette balcony and additional large window area. Off the reception room is a stunning, recently upgraded, modern fitted kitchen with striking dark wall and base units which contrast with off white work tops and brick style white splash back tiles. You will find integrated appliances including dishwasher, gas hob, electric oven and extractor as well as a useful breakfast bar. On the second floor you will find the two bedrooms, both doubles, the smaller of which has integrated storage. The bathroom is a clean, contemporary style with a three piece off white suite with fully tiled walls and over bath shower. The garage is en-bloc and is almost 17ft long x 8.3.

The location is ideal, close to numerous good Primary and Secondary schools as well as green spaces and the bustling High Streets of both Sydenham and Forest Hill; you are blessed with an array of gastropubs, restaurants, cafés and independent shops. Call Propertyworld to view this super property.

## Key Features

- Two bedroom maisonette
- Stunning new kitchen
- Large reception room
- Private garage
- Attractive communal gardens
- Split level
- Both doubles
- Quiet residential close
- Family friendly
- Excellent condition throughout
- Must be viewed



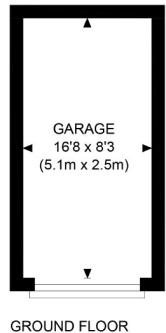
### Our Vendor loves...

Our Vendor Loves..

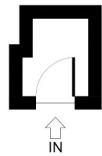
"Our maisonette flat is set over two floors and has its own front door, so really it feels more like a house. We particularly love the amazing communal outdoor green space, shared with our friendly neighbours. We're at the end of a quiet close so there's no traffic noise, and it feels safe for our toddler. The double glazing and modern construction mean it's warm, and an off street garage has space to park our car and bikes. We enjoy the morning sun in the master bedroom, and are quite partial to a sundowner sitting at a barstool in our fully-renovated kitchen. We're equidistant between Forest Hill and Sydenham, meaning an incredible choice of eating and drinking locales - favourites include St David coffee house, Subplot 57, 161 wine bar, Matoom, and The Moustache. Mayow Park is a two minute walk with a great cafe, playground and tennis courts. It feels like home, and we will really miss it!"



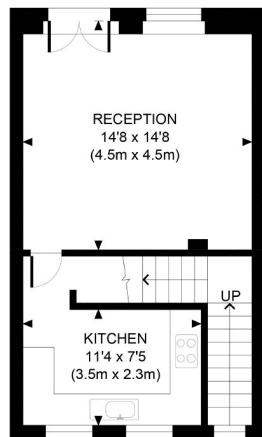




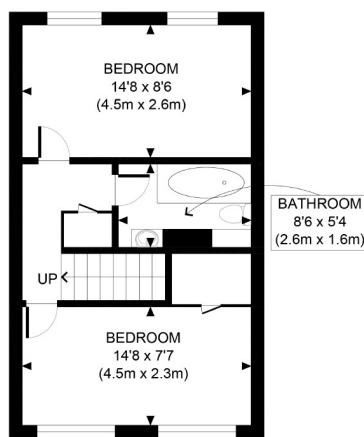
GROUND FLOOR



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 20 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 380 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 376 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 914 SQ FT / 85 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 776 SQ FT / 72 SQM

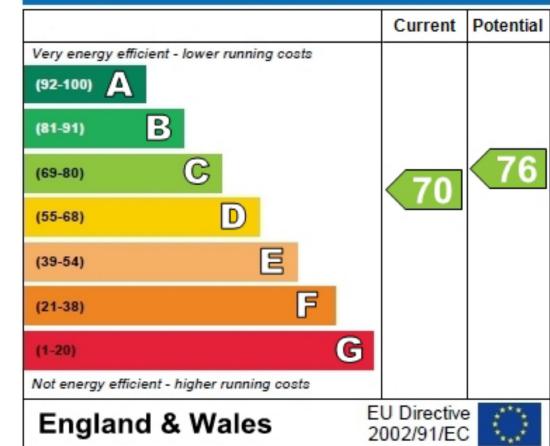
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation

Deansgate Close SE23

date 27/10/20

photoplans

### Energy Efficiency Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.  
Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.