



STANFORD

— ESTATES —

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2 bedroom

£425,000

Devonshire Road, Forest Hill

Read all about it...

A spacious split level two bedroom period conversion for sale within a stones-throw of Forest Hill Station. The property features neutral decor throughout and comprises a front reception room, two double bedrooms, a modern bathroom and an eat-in fitted kitchen. Further benefits include high ceilings, gas central heating and double glazing.

Local amenities are also close by including a variety of restaurants, gastro pubs, coffee shops and the very popular Horniman Gardens and Museum.

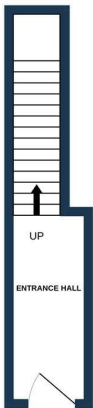
Approx floor area: 992.00 sq ft

- No-onward chain
- Period conversion maisonette
- Over 950sqft
- Over 100years on the lease
- 0.1mi to Forest Hill Station
- Split-level

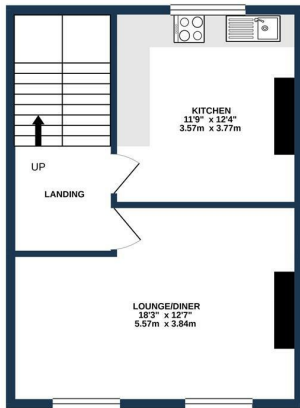
To arrange a viewing please call us on: **020 8699 6778**



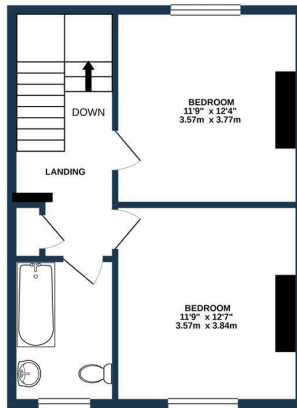
GROUND FLOOR
307 sq.ft. (28.3 sq.m.) approx.



FIRST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



SECOND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

Entrance Hall

FIRST FLOOR

Landing

Kitchen

12'4" x 11'8"

Lounge/Diner

18'3" x 12'7"

FIRST FLOOR

Landing

Bedroom

Bedroom

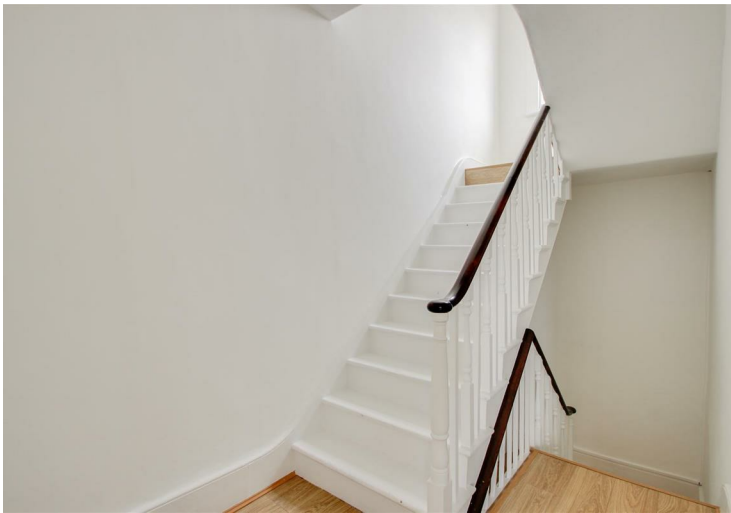
Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		79
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Viewer notes...



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