

STANFORD
— ESTATES —

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2 bedroom

£485,000

Siddons Road, Forest Hill



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Read all about it...

This stunning top floor conversion flat is located on a quiet street in the heart of Forest Hill. The property has been developed to modern living and comprises of 2 bedrooms, separate lounge, modern designer bathroom suite and an impressive kitchen/diner with bi-folding doors that lead out to a private sun terrace. From the terrace the low maintenance private rear garden can be accessed.

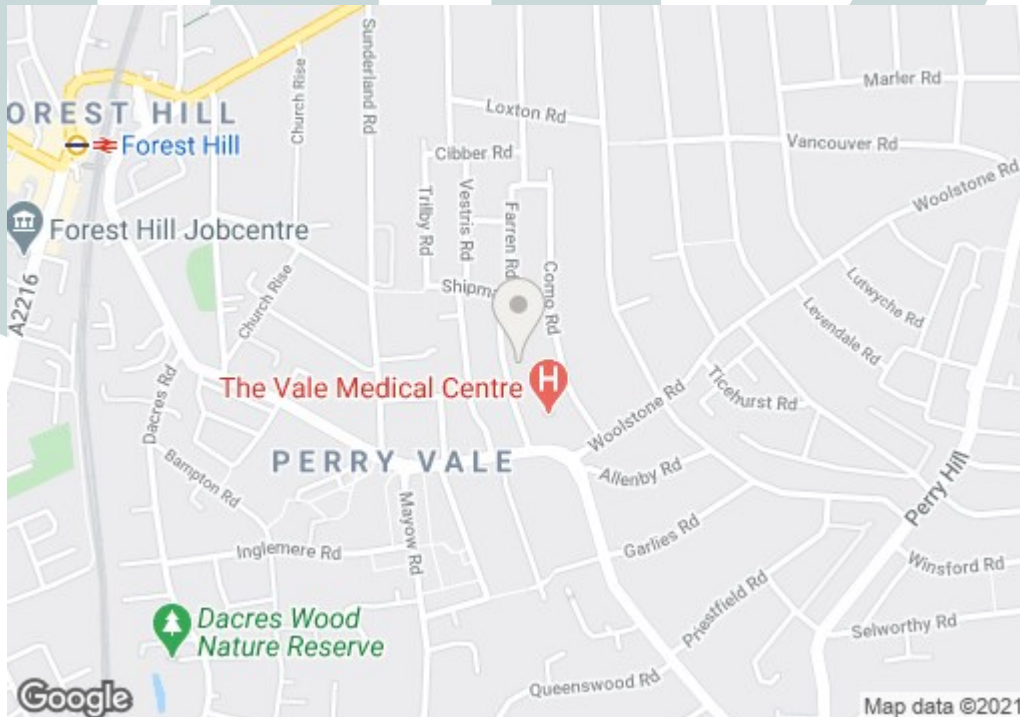
Over the last couple of years the property has had significant upgrades including a new central heating system and water tank in 2016, integrated AEG appliances in the refurbished kitchen, ethernet wired home network and integrated sound system in the kitchen/diner

Siddons Road is popular among buyers for it's quiet location, whilst still being close enough to the heart of Forest Hill for the local shops, restaurants, bars and cafes as well as the train station for the East London Line and Southern Rail services.

Approx Internal Area: 738.00 sq ft

- 0.5mi to Forest Hill Station
- Sun terrace & private patio
- Modern fitted kitchen
- Top floor flat
- No-onward chain
- SHARE OF FREEHOLD

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





GROUND FLOOR

Entrance Hall

Carpet, stairs to flat

FIRST FLOOR

Landing

Kitchen / Diner

18'0" x 11'1"

Laminate flooring, double glazed windows, radiator, spot lights, fitted wall & base units with matching central island and granite worktops, stainless steel basin with mixer taps, recently installed AEG integrated dishwasher, fridge freezer, washing machine, microwave, speakers, bi- folding doors leading to garden sun terrace

Bedroom

9'10" x 7'10"

Carpet, double glazed window, pendant light, radiator

Bedroom

12'1" x 9'10"

Carpet, double glazed window, pendant light, radiator

Lounge

14'9" x 12'1"

Carpet, double glazed window, pendant light, fireplace

Bathroom

5.03 x 2.08

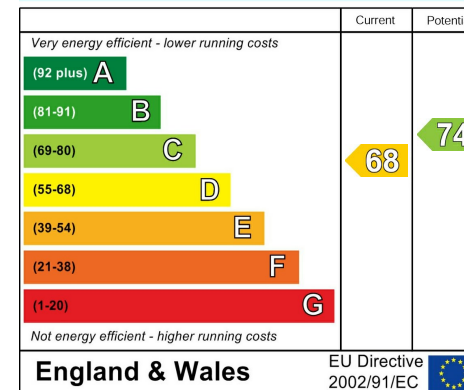
Tiled throughout, three piece white bathroom suite with shower over bath and glass shower screen, towel rail

OUTSIDE

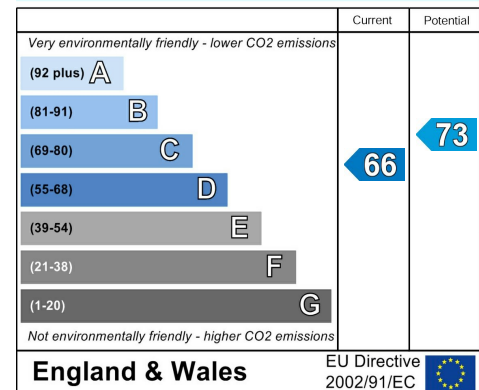
Sun terrace & private patio

Patio garden, flower beds.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Viewer notes...



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