



Northwood Road | London | SE23

Freehold

£500,000

- Two double bedrooms
- Private garden
- Period features
- Lots of natural light
- Large loft for storage
- Modern kitchen and bathroom
- Forest Hill Station
- Local parks and green spaces
- Local Amenities
- Excellent bus routes



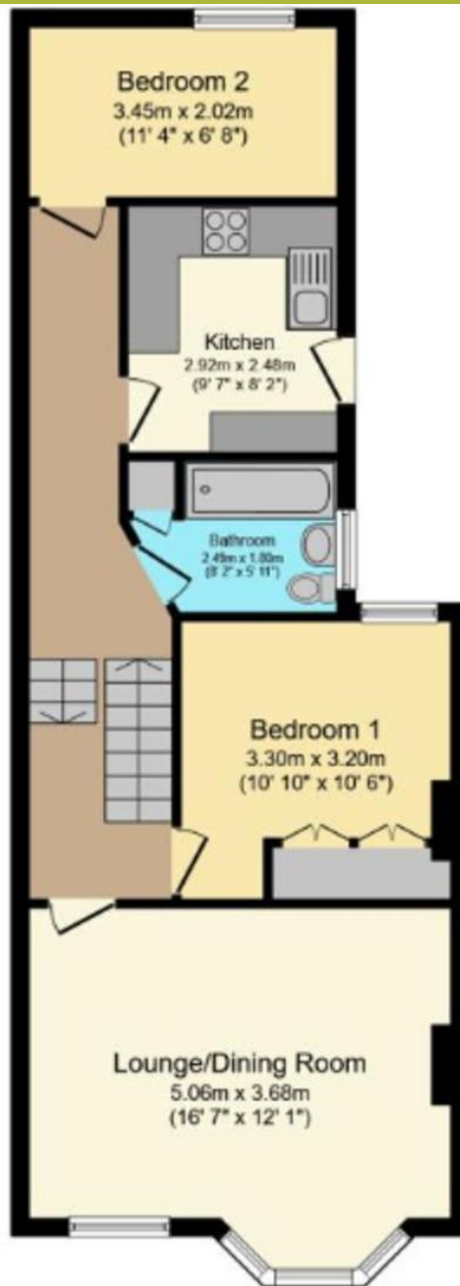
Top floor two bedroom flat with a private garden and additional loft space, set in a Victorian building on a quiet residential street in Forest Hill. The flat has high ceilings, a bay window and a fireplace, along with modern updates. It includes a fitted kitchen, bathroom, gas central heating and a long lease. The private garden is accessed via an external staircase and includes a lawn, fruit trees and a decked seating area. Inside, there's a split level hallway leading to a bright living room with two front facing windows. The separate kitchen has fitted units, a gas hob, double oven and space for appliances. There are two good sized bedrooms (one with built in wardrobes) and a bathroom with a standard three piece suite. There's also a renovated loft room (not part of the lease) providing extra storage and usable space. Located



| Energy Efficiency Rating | | |
|--|---------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive | |



Ground Floor



First Floor

Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements