



Wood Vale, SE23
£425,000

0208 702 9444
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In general

- Chain free
- Spacious reception room
- Two double bedrooms
- Spacious hallway
- Share of freehold
- 0.6 Miles to Forest Hill station
- Close to local amenities
- Modern bathroom
- Separate fitted kitchen
- Moments from Horniman Park and Museum

In detail

A wonderful two double bedroom period conversion for sale situated on the borders of Forest Hill and East Dulwich on the very popular Wood Vale. Offered chain free.

This property comprises a spacious reception room, separate fitted kitchen, bathroom suite and two bedrooms of which the master boasts large fitted wardrobes. The property benefits further from off street parking, external secure cycle storage for two bikes, double glazing, a share of the freehold, spacious hallway, a wealth of natural light, an abundance of period features and a neutral finish throughout.

Located just 0.6 miles to Forest Hill station the property offers excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, gastro pubs, cafés and Dulwich Park and the Horniman Park and Museum.

Call the Pedder Forest Hill sales team to arrange a viewing today.

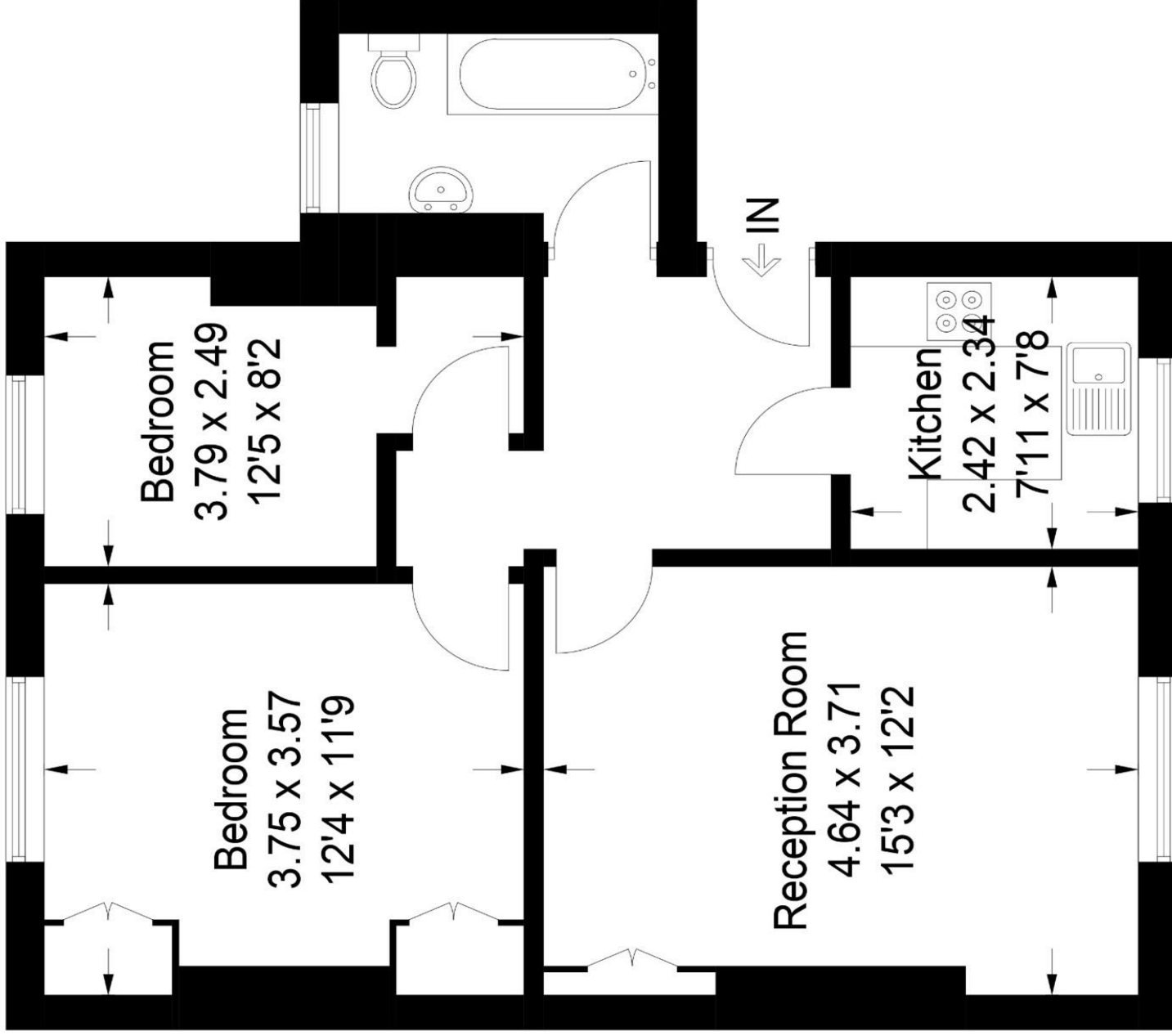
EPC: C | Council Tax Band: C | Lease: 968 years remaining | SC: TBC | GR: £0 | BI: TBC



Floorplan

Wood Vale, SE23

Approximate Gross Internal Area = 58.4 sq m / 629 sq ft



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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