



Woolstone Road, SE23  
£325,000

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# In general

- Chain free
- Share of freehold
- Spacious front reception room with bay window
- Separate fitted kitchen
- Neutral bathroom suite
- One double bedroom with plenty storage
- Utility area
- High ceilings

# In detail

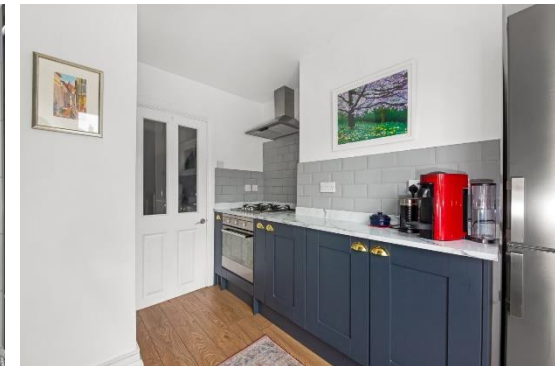
A charming and spacious one bedroom Victorian conversion for sale on Woolstone Road. Offered chain free.

This wonderful property comprises a spacious front reception room complete with bay window, separate fitted kitchen, neutral bathroom suite and one double bedroom. Further benefits include a share of the freehold, an abundance of light, high ceilings, double glazing, gas central heating, utility area, plenty of storage and so much more.

The property is located just 0.7 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, 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, cafes, gastro pubs and the wonderful Horniman Museum & Gardens.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: D | Council Tax Band: B | Lease: 990 years remaining | SC:£0 | GR: £0 | BI: £0

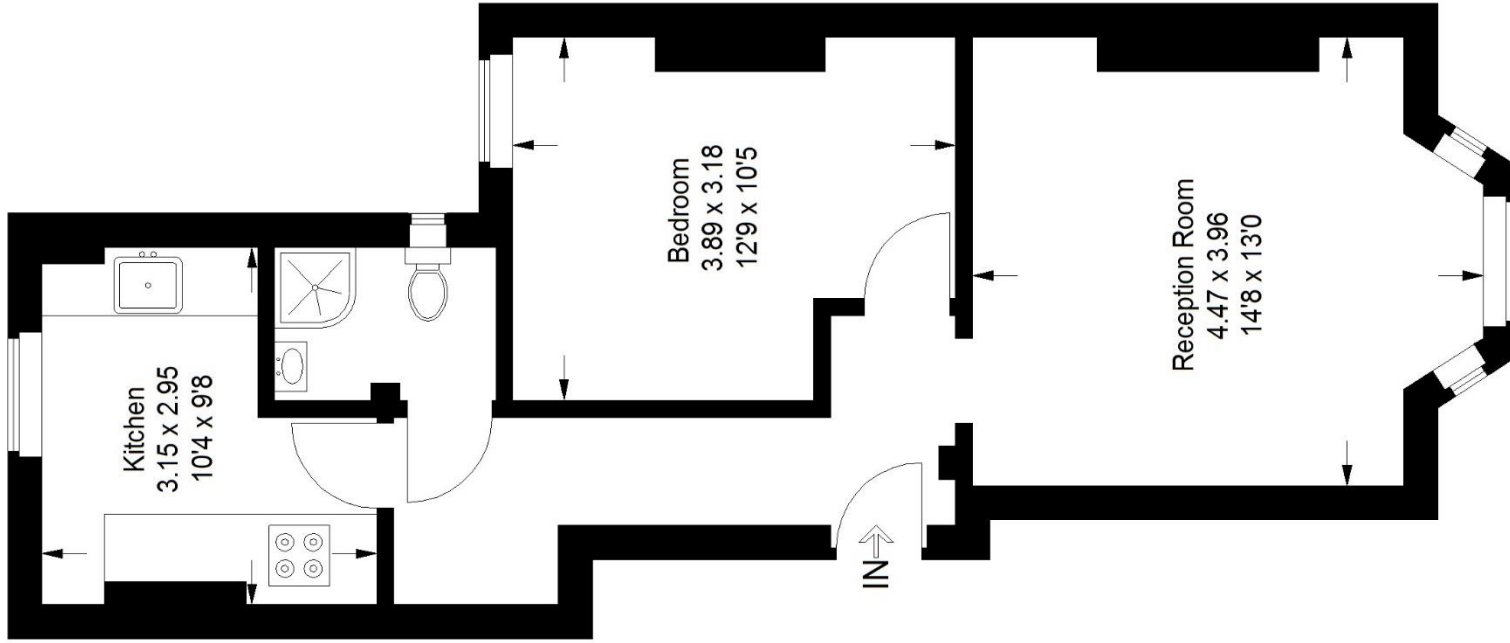




# Floorplan

Woolstone Road, SE23

Approximate Gross Internal Area  
47.2 sq m / 508 sq ft



## Ground 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		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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