



Gaynesford Road, SE23  
OIEO £350,000

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# In general

- A bright and spacious reception room complete with original bay window
- Separate fitted kitchen
- One double bedroom
- En-suite bathroom
- Bike storage
- Modern finish throughout
- An abundance of light
- 0.4 miles to Forest Hill station
- Large communal garden
- Close to various local amenities

# In detail

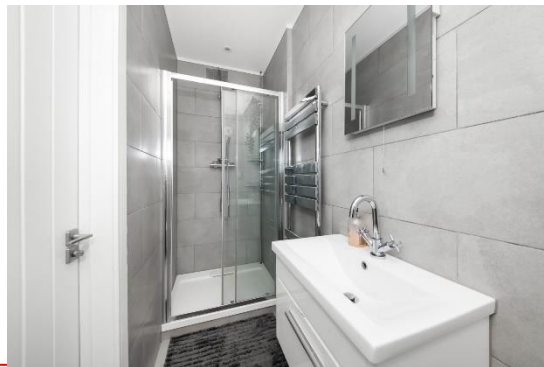
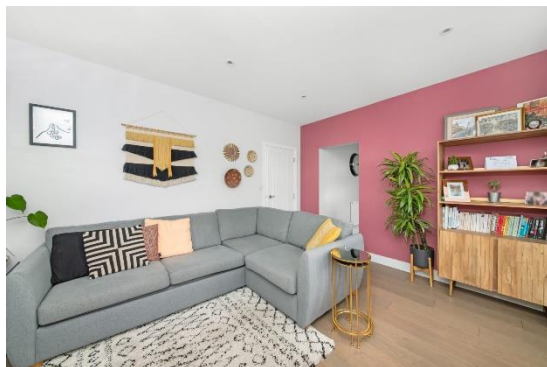
A stunning one double bedroom apartment for sale on Gaynesford Road – one of the most sought-after locations in Forest Hill.

Flooded with natural light and finished to a high standard throughout, this beautiful period property is comprised of a bright and spacious reception room complete with original bay window, a separate fitted kitchen, and one double bedroom with en-suite bathroom. Further benefits include a large communal garden, bike storage and free on-street parking.

The property is situated just 0.4 miles from Forest Hill station, offering peace and tranquillity without any compromise on transport links. The Overground offers connections to Canada Water, Shoreditch High Street, Highbury and Islington. There are also trains to London Bridge and Victoria on the Southern Network. Other local amenities are very close by, including a variety of parks, gyms, supermarkets, independent restaurants and coffee shops, and gastro pubs.

Viewings of this standout apartment are highly recommended – call the Pedder Forest Hill sales team to enquire today.

EPC: C | Council Tax Band: C | Lease: 117 years remaining | SC: £1,342pa | GR: £0 | BI: £1,020



# Floorplan

## The Red House, SE23

Approximate Gross Internal Area

48.8 sq m / 525 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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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