



Kemble Road, SE23  
£425,000

0208 702 9444  
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# In general

- Share of freehold
- Two double bedroom period conversion
- Spacious front reception room complete with bay window
- Separate fitted kitchen
- Modern bathroom suite
- Double glazed windows
- Large loft with ample storage
- Off street parking
- 0.5 miles from Forest Hill Station

# In detail

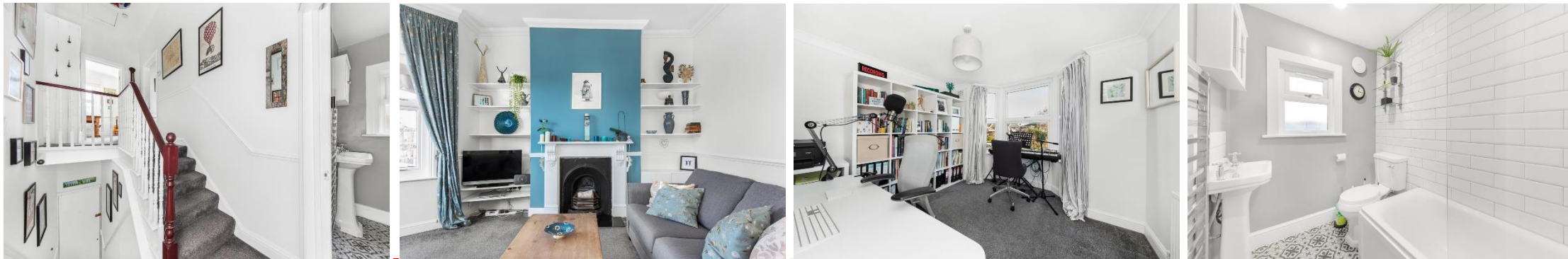
A wonderful two double bedroom period conversion for sale on the desirable Kemble Road in Forest Hill.

This lovely property comprises a spacious front reception room complete with bay window, separate fitted kitchen, two double bedrooms and a modern bathroom suite. The property benefits further from a share of freehold, off street parking, double glazed windows, large loft with ample storage, an abundance of light and so much more.

Located approximately just 0.5 miles from Forest Hill Station offering excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, parks and cafes.

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

EPC: C | Council Tax Band: C | Share of Freehold | SC: £0 | GR: £ | BI: £375

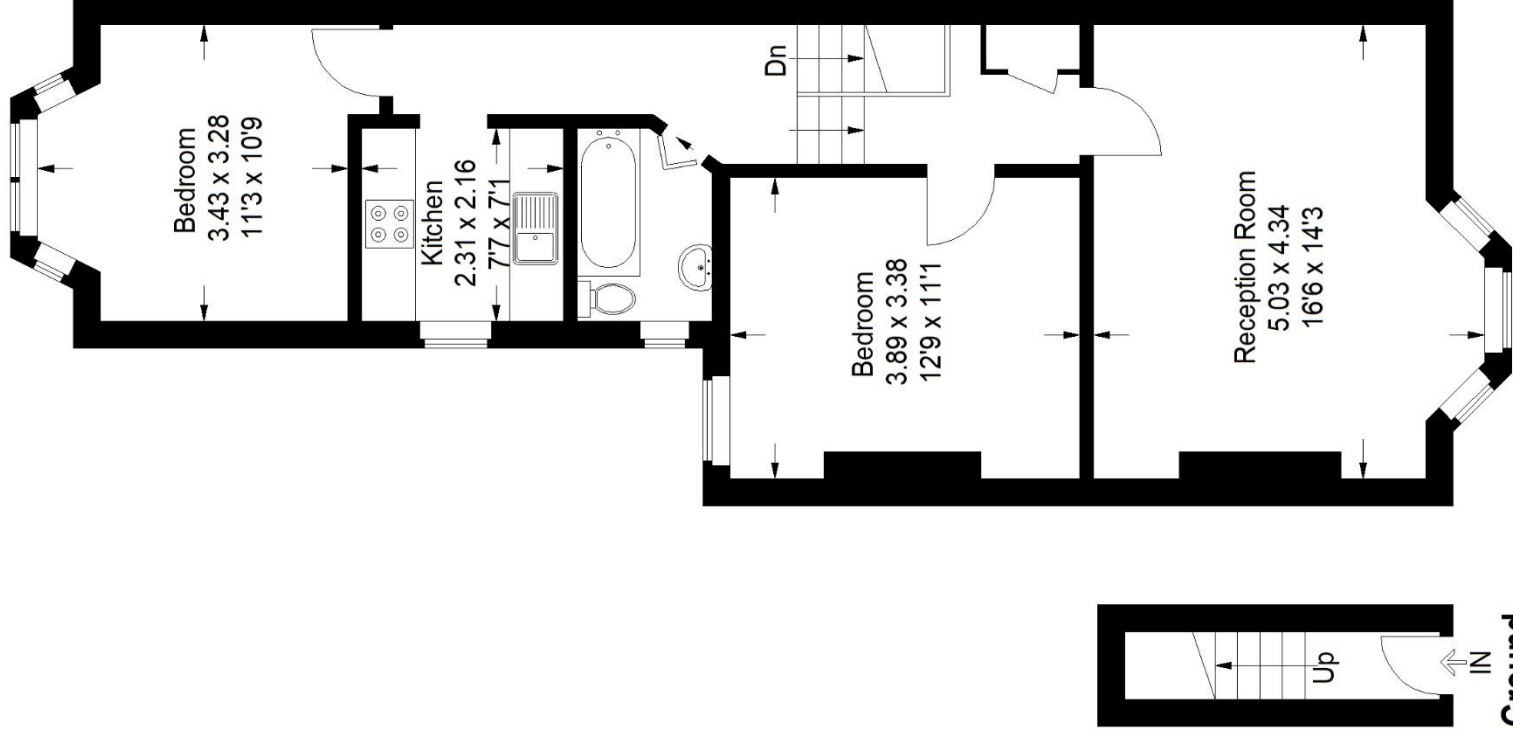




# Floorplan

## Kemble Road, SE23

Approximate Gross Internal Area  
 Ground Floor = 2.6 sq m / 28 sq ft  
 First Floor = 64.6 sq m / 695 sq ft  
 Total = 67.2 sq m / 723 sq ft



**Ground Floor**

**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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