



Forest Hill Road, SE22
£450,000

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In general

- CHAIN FREE
- Two bedrooms
- Two bathrooms
- Top floor
- Excellent condition
- Above commercial
- Available with tenant

In detail

Charming and beautifully bright top floor apartment set within this desirable shopping parade between Peckham Rye Park and Honor Oak Park.

Forest Hill Road offers easy access into The City and West End from East Dulwich station (1.1 miles) Peckham Rye station (1.3 miles) and Honor Oak Park station (0.9 miles) as well as strong bus and cycle connections through the neighbouring Forest Hill, Nunhead and East Dulwich. There are a host of excellent parks and green spaces nearby as well as the independent shops, cafes and restaurants of Lordship Lane, North Cross Road and Forest Hill Road.

Boasting over 630 Sq Ft of internal space, the property has been lovingly modernised and refurbished with a 20x14-ft open-plan kitchen reception, a family bathroom and two bedrooms including an en-suite to the master.

The property is currently occupied. The tenancy is due to expire in June 2024 with a rental income of approx. £1,800 pcm. Straight-forward residential mortgages may not be possible, so speaking with your mortgage broker prior to viewing is recommended.

EPC: C | Council Tax Band: B | Lease: 119 years remaining | SC: no less than £750 | GR: Peppercorn | Buildings Insurance: Included in the service charge



Floorplan

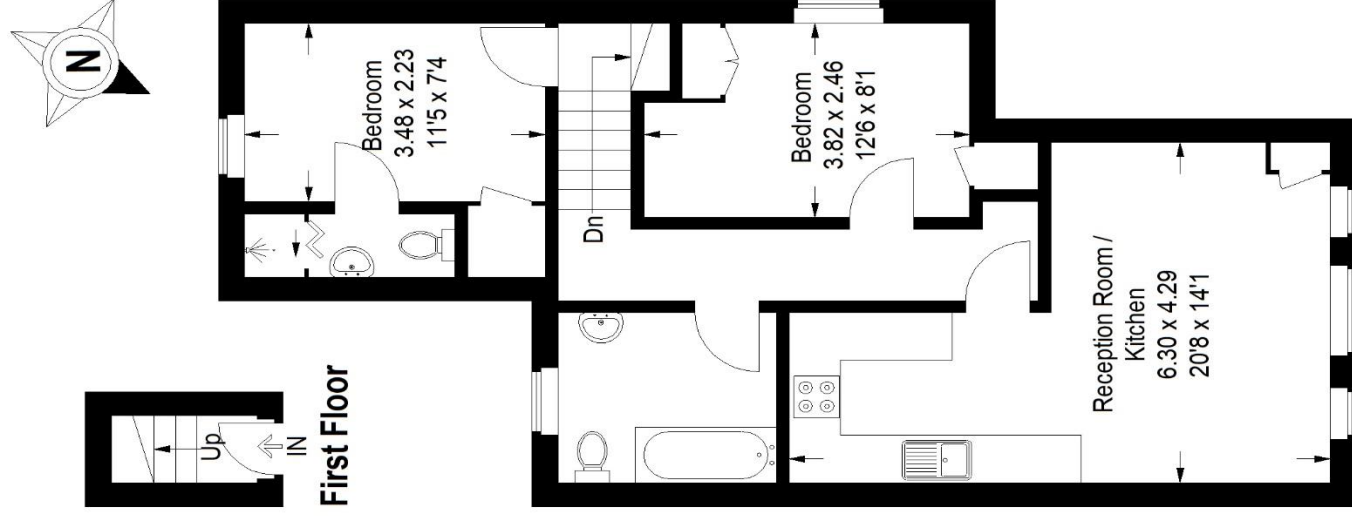
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Approximate Gross Internal Area

First Floor = 1.6 sq m / 17 sq ft

Second Floor = 57.6 sq m / 620 sq ft

Total = 59.2 sq m / 637 sq ft



Second 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.

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