



Shipman Road, SE23 | Guide Price £400,000

02087029444

[foresthill@pedderproperty.com](mailto:foresthill@pedderproperty.com)

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# In General

- Ground floor maisonette
- Share of Freehold
- Spacious reception room
- Kitchen with integrated appliances
- Private south-facing garden
- Double glazing
- Close to excellent transport links
- One double bedroom
- Beautiful finish throughout

# In Detail

\*GUIDE PRICE: £400,000 - £425,000\* A wonderful ground floor maisonette with a private south-facing garden for sale on the very popular Shipman Road. Offered with a Share of the Freehold.

This wonderful property comprises a spacious reception room, fitted eat in kitchen, modern bathroom suite and one double bedroom. Further benefits include sash double glazing, a private rear garden, wooden shutters, fireplace, storage and a beautiful finish throughout.

The property is within close proximity to various train stations offering fantastic transport links into London Bridge, Canada Water, Victoria, Waterloo, 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 and Horniman Park & Museum.

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

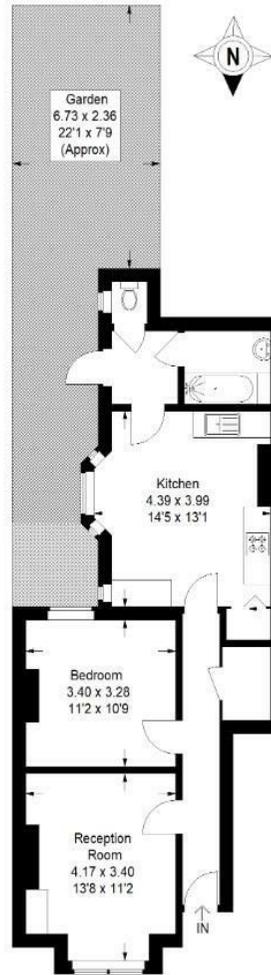
EPC: C | Council Tax Band: B | Lease: 108 years remaining | SC: Nil | GR: Nil | BI: Nil



# Floorplan

Shipman Road, SE23

Approximate Gross Internal Area  
59.1 sq m / 636 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		77	80
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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