



Sunderland Road, SE23 | £600,000

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# In General

- Share of freehold
- 75ft Private rear garden
- Modern bathrooms suite
- Separate fitted kitchen
- Large reception room
- Popular location
- Close to Forest Hill station
  
- Two bedrooms
- Newly decorated
- Off-street parking

# In Detail

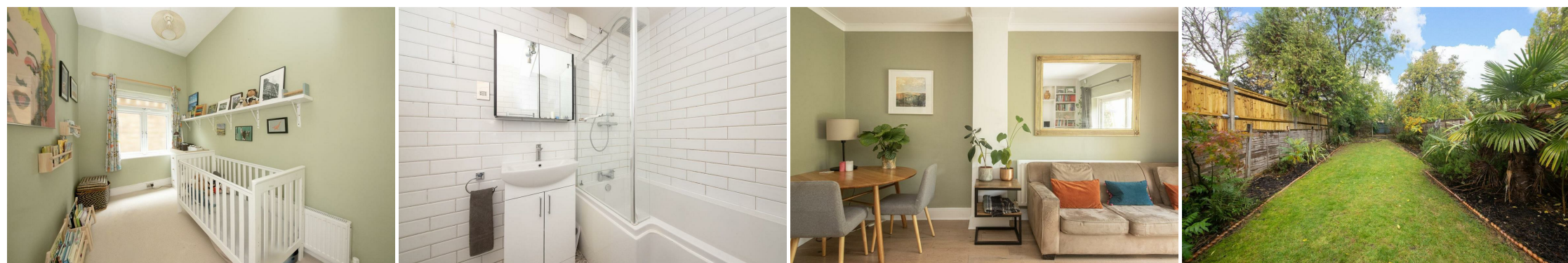
An amazing two-bedroom ground-floor period conversion for sale on Sunderland Road, with direct access to a 75ft west-facing private rear garden and a share of the freehold.

This wonderful home comprises two bedrooms, the master featuring a large bay window, a modern bathroom suite, a spacious kitchen with integrated appliances, and a 75ft private landscaped rear garden. Additional benefits include a share of the freehold, off-street parking, recent redecoration, period features, an abundance of natural light, and much more.

The property is situated just 0.4 miles from Forest Hill station, offering excellent transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. It is also a short distance from various amenities, including restaurants, coffee shops, cafés, gastro pubs, and the remarkable Horniman Museum and Gardens.

Viewings are highly recommended; contact the Pedder Forest Hill sales team to arrange a viewing.

EPC: D | Council Tax Band: C | Share of Freehold with underlying lease of 960 years | SC: £0 | GR £0 | BI: £250 pa



# Floorplan

Sunderland road, SE23

Approximate Gross Internal Area  
73.2 sq m / 788 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		68	75
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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