



Shipman Road, SE23 | £475,000

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# In General

- Two double bedrooms
- Set over 1,050 sq ft.
- Spilt level Maisonette
- Large open hallway
- Modern bathroom suite
- Own front door
- Separate eat-in kitchen
- Long lease: 189 years
- Close to Forest Hill Station
- Plenty of storage

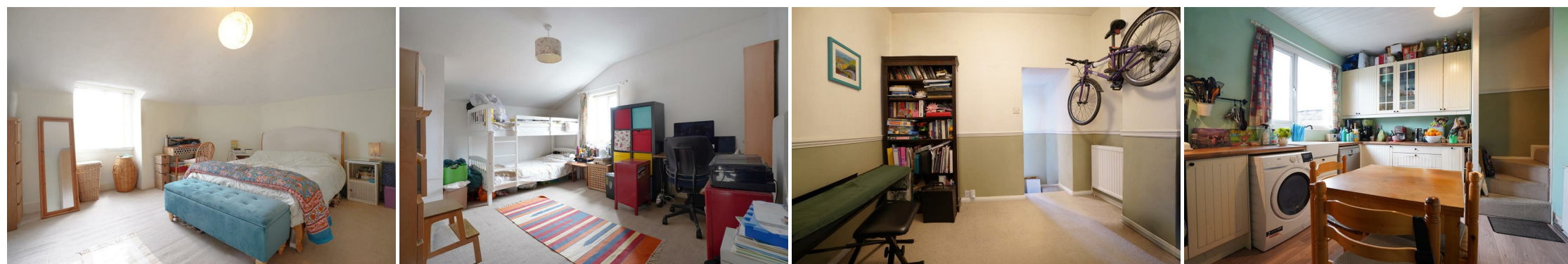
# In Detail

A very well-presented, two-double-bedroom, split-level maisonette for sale on the ever-popular Shipman Road, Forest Hill, set over 1,050 sq ft.

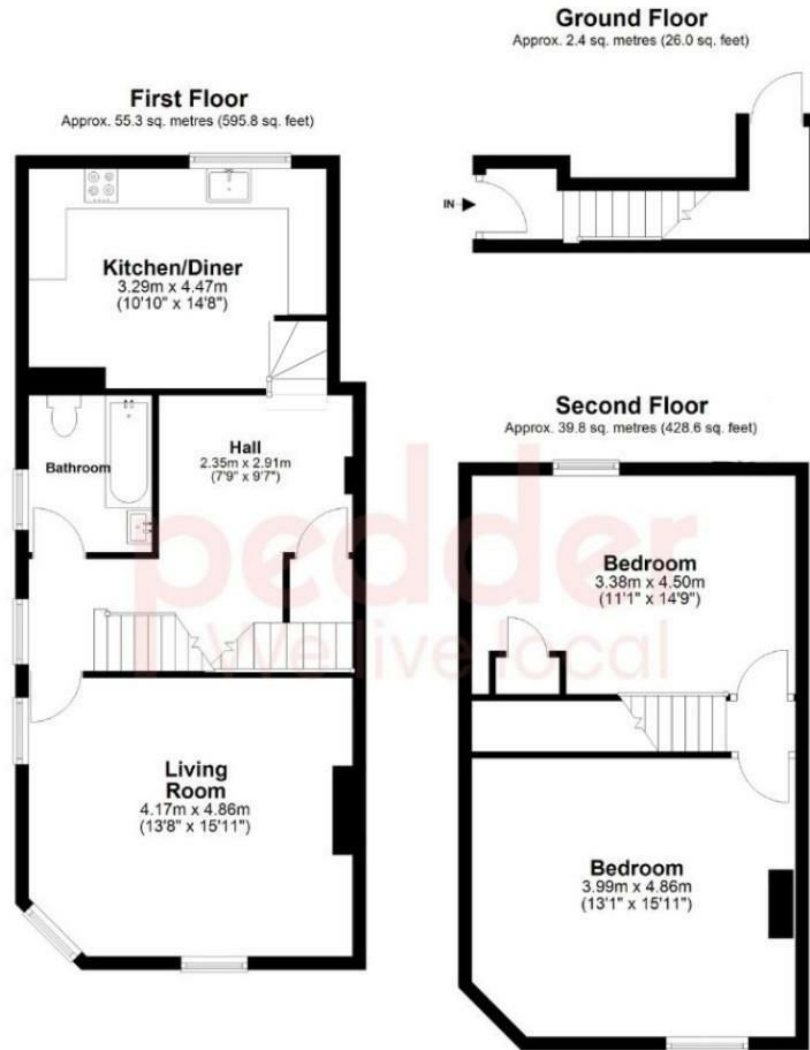
This wonderful property comprises a spacious reception room, large hallway, two double bedrooms, a separate eat-in kitchen and a modern bathroom suite. Further benefits include an abundance of light, double glazing, its own front door and much more.

Located just 0.6 miles from Forest Hill station, the property offers excellent transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other destinations. It is also a short walk from a variety of restaurants, coffee shops, cafés, gastropubs, parks and well-regarded independent and state schools.

EPC: C | Council Tax Band: C | Lease: 171 years remaining | SC: £0 | GR: £50 pa | BI: £228.83 pa



# Floorplan



Total area: approx. 97.6 sq. metres (1050.4 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		69	72
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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