**Queenswood Road, SE23 | Guide Price £450,000**

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# In General

- Chain free
- 179 year lease on completion
- Private south facing garden
- Two double bedrooms
- Separate modern fitted kitchen
- Excellent transport links
- First floor Victorian conversion
- Popular location
- Quiet street
- Spacious front reception room complete with bay window

# In Detail

Guide Price £450,000 - £475,000.

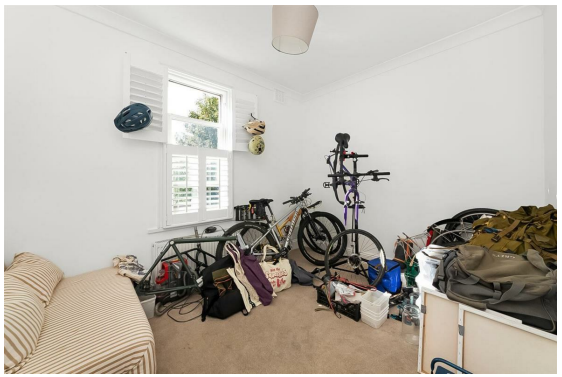
An excellent two-double-bedroom, First Floor Victorian conversion for sale on the very quiet Queenswood Road with a wonderful private garden. Offered chain free.

The property comprises a spacious front reception room complete with bay square window and working log burner, an integrated modern kitchen, neutral bathroom suite, separate WC, and two double bedrooms. Further benefits include a private south-facing rear garden, double glazed sash windows, a large hallway, an abundance of period features, and so much more.

The property is situated approximately 0.7 miles to both Forest Hill and Sydenham stations offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and many other locations across London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes, and gastro pubs.

Call the Pedder Forest Hill sales team now to arrange your viewing today.

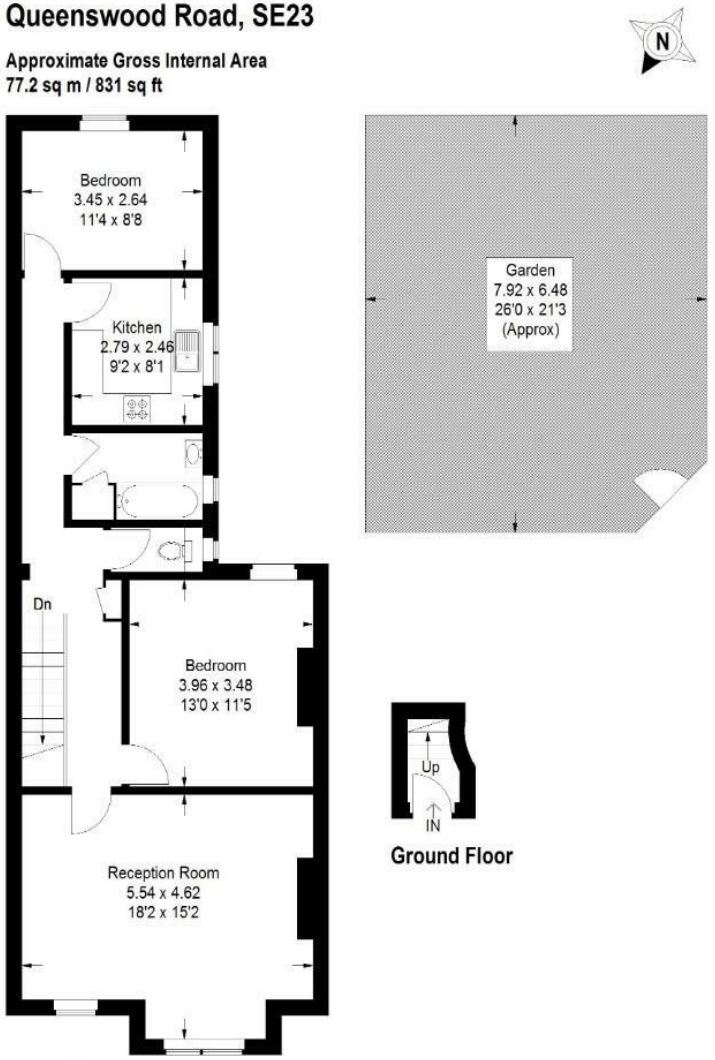
EPC: C | Council Tax Band: C | Lease: 179 year lease on completion | SC: £397.60 pa | GR: £10 pa | BI: Incl. in SC



# Floorplan

## Queenswood Road, SE23

**Approximate Gross Internal Area**
**77.2 sq m / 831 sq ft**

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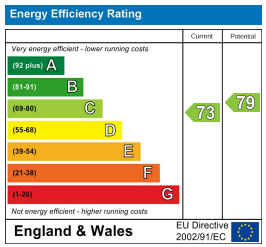


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