**Perry Vale, SE23 | Guide Price £325,000**

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# In General

- Chain free
- Two double bedrooms
- Direct access to a shared garden
- Recently renovated bathroom suite
- 12ft bright and spacious reception room
- A long lease
- Abundance of natural light
- Ample storage
- Close to local amenities
- Excellent transport links

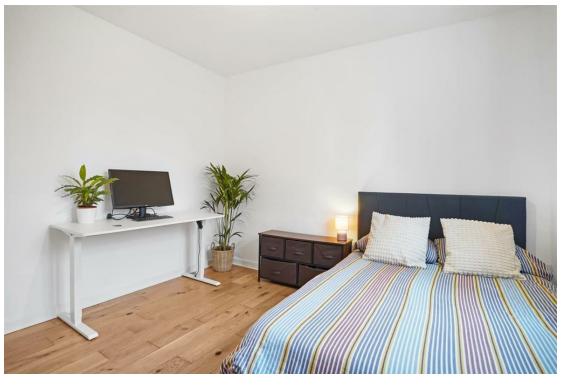
# In Detail

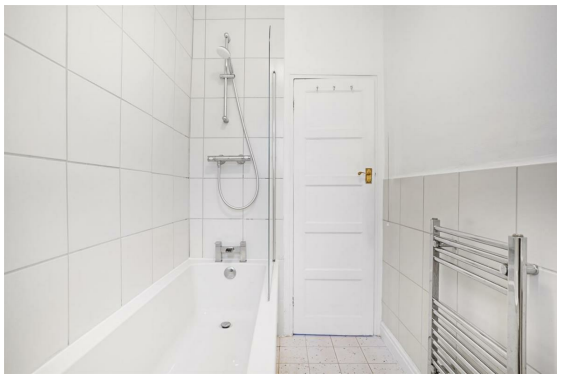
** Guide Price £325,000 - £350,000 ** A beautifully presented two bedroom ground floor flat, ideally located just moments from Forest Hill station for sale and offered to the market chain free.

Set on the ground floor, this impressive property comprises two double bedrooms, a bright and spacious reception room, a separate fitted kitchen, and a sleek, modern bathroom that has been recently renovated to a high standard. Further benefits include engineered oak flooring throughout, a long lease, off-street parking (subject to registration with the Property Managers), direct access to a well maintained shared garden, an abundance of natural light and so much more.

Conveniently positioned approximately just 0.3 miles to Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

EPC: D | Council Tax Band: B | Lease: 153 years remaining | SC: £2,214 pa | GR: £100 pa | BI: Incl. in SC





# Floorplan

**Vale Lodge, SE23**
Total* = 47.2 sq m / 508.4 sq ft
Ground Floor = 47.2 sq m / 508.4 sq ft
⬚ = Reduced head room below 1.5m

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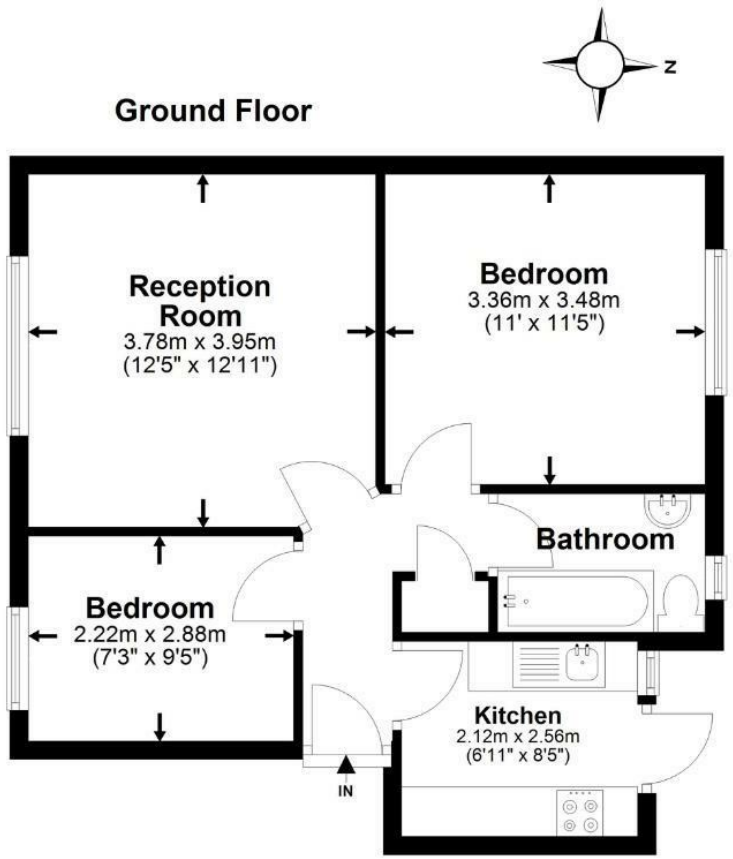
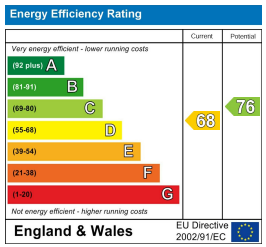



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

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