**Wood Vale, SE23 | £460,000**

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# In General

- Share of Freehold
- Two bedrooms
- Spacious open-plan kitchen/reception
- Modern bathroom
- Off-street parking
- Abundance of light
- High ceilings
- Excellent finish throughout
- Close to great transport links

# In Detail

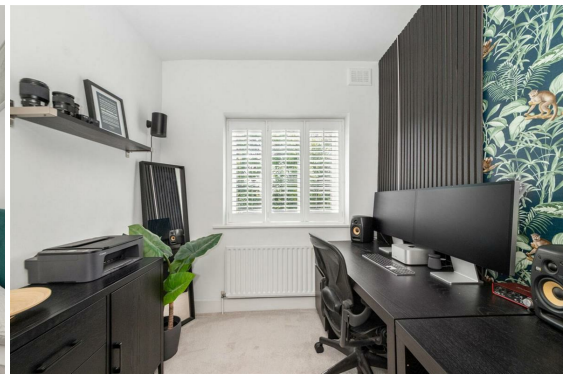
A stunning two bedroom upper ground floor Victorian conversion for sale on the very popular Wood Vale, on the borders of East Dulwich and Forest Hill. Offered with a Share of the Freehold.

This property comprises a spacious open-plan kitchen/reception room, two bedrooms, modern bathroom suite and an excellent finish throughout. Further benefits include an abundance of light, high ceilings, complete re-decoration, off-street parking, large mirrored wardrobes, half boarded loft access, communal front garden and so much more.

The property is situated approximately 0.7 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.

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

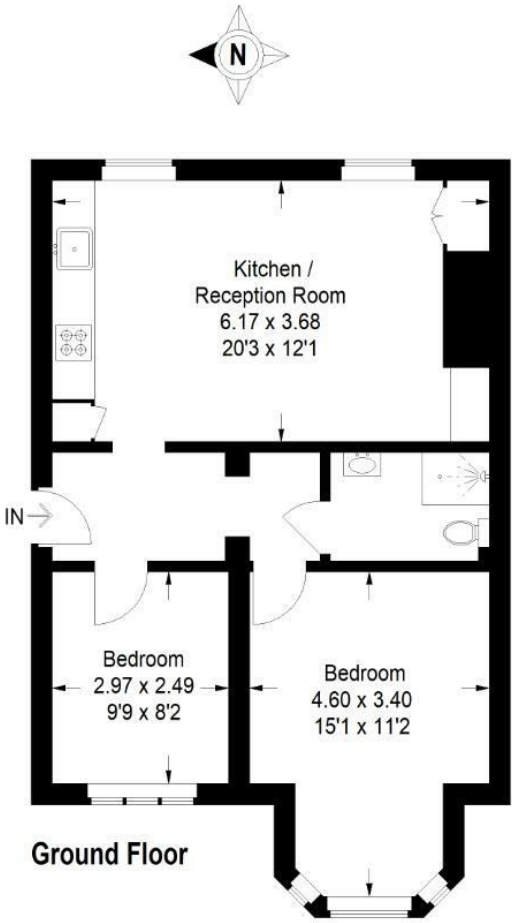
EPC: C | Council Tax Band: C | Lease: 960 years remaining | SC: £900.00 pa | GR: Nil | BI: Incl. in SC



# Floorplan

## Wood Vale, SE23

**Approximate Gross Internal Area**
**56.4 sq m / 607 sq ft**

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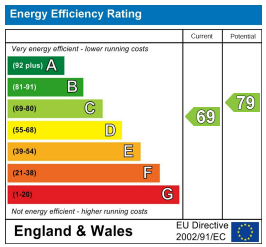
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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