



31 Perry Vale, SE23 | Guide Price £500,000

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## In General

- Less than 0.1 miles to Forest Hill station
- 25ft Kitchen/reception room
- Two double bedrooms
- Two bathroom suites
- 984 Year lease
- Large private roof terrace
- Great location
- Very popular development
- Lift access
- Excellent finish throughout

## In Detail

**\*Guide Price £500,000 - £525,000\*** A stunning two bedroom, two bathroom apartment with a private roof terrace for sale in the highly sought-after City Walk Development, set just seconds from Forest Hill station.

This exceptional apartment offers spacious and contemporary living, featuring two well-sized bedrooms, two modern bathrooms (one en-suite), and a generous 25ft kitchen/reception room. The standout feature of this property is the expansive private roof terrace, ideal for relaxing or entertaining.

Additional highlights include gated off-street parking, double glazing, lift access, and an abundance of natural light throughout, creating a bright and airy atmosphere.

Conveniently located just 0.1 miles from Forest Hill station, this apartment benefits from excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other key destinations. The property is also surrounded by a wide range of local amenities, including restaurants, coffee shops, cafes, and the ever-popular Horniman Park and Museum.

EPC: B | Council Tax Band: D | Lease: 984 years remaining | SC: £3,800 per annum | GR: £350 per annum | BI: TBC

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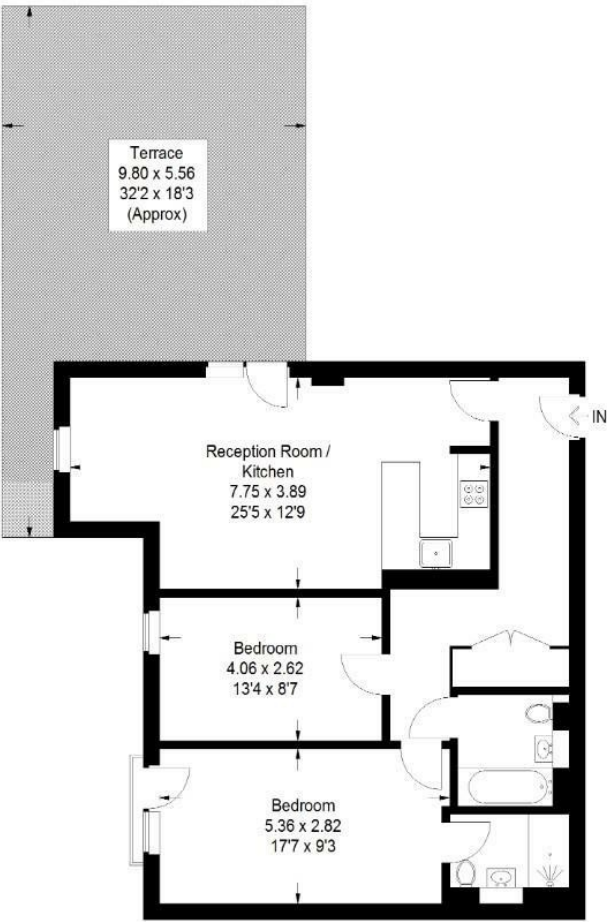
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# Floorplan

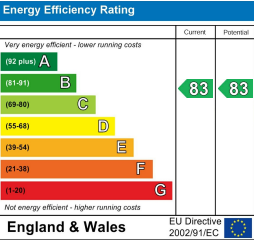
## City Walk Apartments, SE23

Approximate Gross Internal Area  
78.1 sq m / 841 sq ft



### Third Floor

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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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