



Shipman Road, SE23 | Offers In Excess Of £475,000

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In General

- Top floor Maisonette
- Share of Freehold
- Open plan kitchen/Living Room
- Private south facing garden
- New double glazed sash windows
- 0.5 miles to Forest Hill Station
- Chain Free
- Two double bedrooms

In Detail

A beautifully presented first-floor two bedroom maisonette for sale on Shipman Road with direct access to a private south facing garden. Offered chain free and with a share of the freehold.

This wonderful property comprises a spacious open plan living room/kitchen dining room complete with bay window, a large bathroom with shower over bath, two double bedrooms with period features, and a private landscaped garden. The property boasts its own entrance, new double glazed sash windows, newly felted roof, high ceilings, an abundance of natural light, built-in storage and so much more.

The property is situated just 0.5 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 across the whole of London. It is also in close proximity to popular schools and other 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.

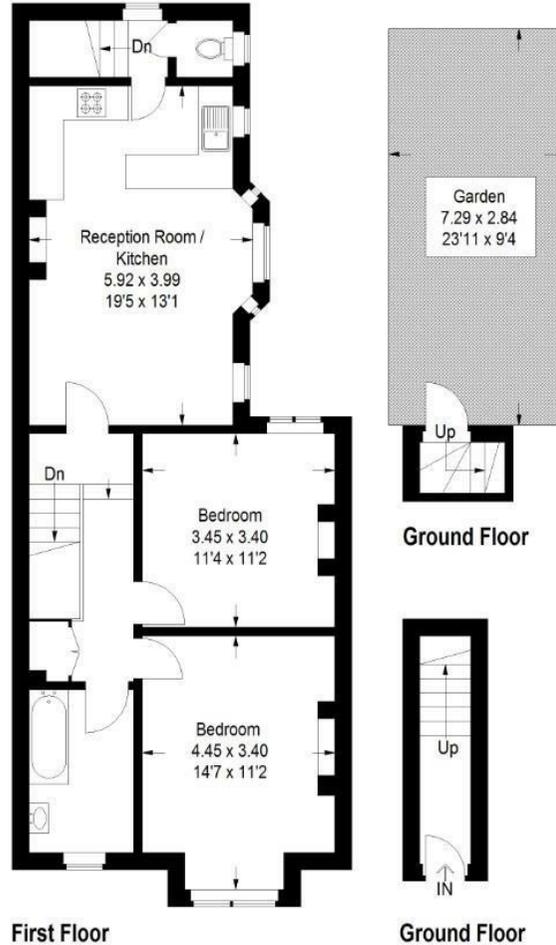
EPC: D | Council Tax Band: C | (Share of Freehold) Lease: 55 years remaining | GR: Nil | SC: Nil | BI: Nil



Floorplan

Shipman Road, SE23

Approximate Gross Internal Area
72.9 sq m / 785 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		63	78
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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