



**Churchwood Gardens, SE23 | £2,225 Per
Calendar Month**

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We live local

In General

- Two double bedrooms
- Open-plan kitchen/reception room
- Modern bathroom suite
- Private terrace
- Close to excellent transport links
- Off-street parking available
- Video entry & alarm system
- Offered unfurnished
- Private gated development
- Popular location

In Detail

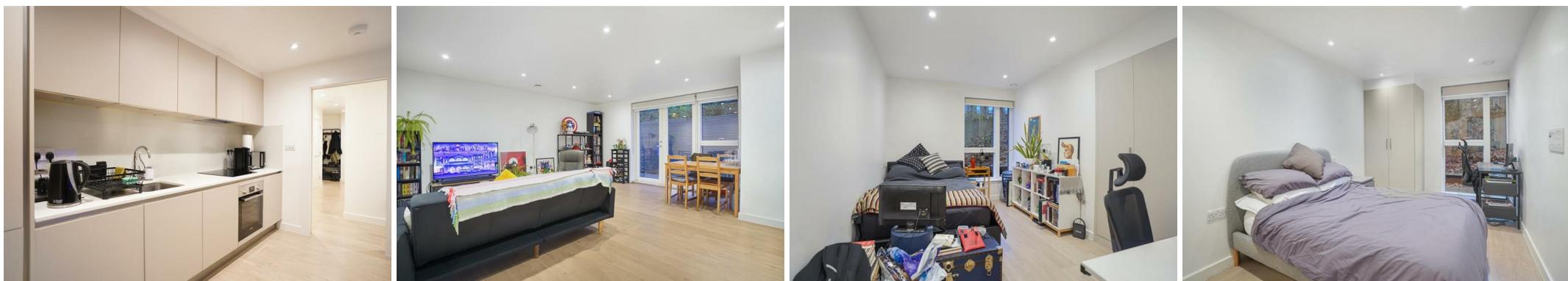
A spacious high-spec apartment to let in Churchwood Gardens, in the heart of Forest Hill.

This apartment comprises two double bedrooms, a modern bathroom suite, a huge kitchen/reception room, and a private terrace. The flat has features such as integrated appliances, underfloor heating throughout, LED lighting, floor-to-ceiling windows, data points for DAB and Sky Q, an alarm system, video entry, fitted wardrobes, off-street secure parking, and so much more.

The property is located approximately 0.5 miles from both Forest Hill and Honor Oak Park stations, offering links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. It is also just a short walk to various local amenities, including a variety of restaurants, coffee shops, cafés, and the ever-popular Horniman Park.

Don't miss out, call the Pedder Lettings team to arrange a viewing today.

EPC: B | Council Tax Band: C | Offered Unfurnished | Available early February | HD: £530.76 | SD: £2,653.84



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2 plus)	A	85	85
(B1-91)	B		
(69-80)	C		
(55-68)	D		
(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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