



St German's Road, SE23

£450,000 - £475,000 Guide Price

A spacious (864 sq ft), 3 double bedroom lateral apartment with far reaching views over London, located close to Blythe Hill and conveniently located between Forest Hill, Honor Oak Park and Catford stations, in good internal order and offered on a long lease.



DESCRIPTION

A well-proportioned three-bedroom apartment made up of two large square doubles and a further bedroom big enough to fit a double bed. Large formal reception (17x11) with private balcony, solid wooden floors and far-reaching views across London. There is a good-sized separate kitchen with fully fitted appliances, contemporary wooden work tops and smart tiled floor.

Spanning 864 sq ft, this property offers fantastic value for money given its size and location, is being offered in good internal order throughout and is in ready to move into condition. Large communal garden, perfect for those with young children and would make an ideal investment for a first-time buyer or family looking to get into the area and benefit from the large array of fantastic local schools and plentiful green spaces close by. The property benefits from two external storage cupboards offering an additional 48 sq ft of useable space. The popular Blythe Hill with incredible skyline views of the city is under a 10-minute walk away, as are a good selection of other outdoor spaces including Peckham Rye, Crystal Palace and Dulwich Parks.

Situated between Forest Hill, Honor Oak Park and Catford, with all stations within easy reach and offering fast connections into Central, West and East London. Forest Hill offers a great selection of café's, restaurants, delicatessens, supermarkets and gastro pubs and the property is being sold on a long lease.

AT A GLANCE

- Three good sized bedrooms
- Generous formal reception
- Far reaching views over London
- Good internal order
- Solid wooden floors
- Large communal garden
- Forest Hill, Honor Oak Park & Catford stations within walking distance
- Within easy reach of large array of amenities
- Long lease

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



LOCATION

St Germans Road is located between Forest Hill, Honor Oak Park and Catford, with all stations within easy reach. Forest Hill and Honor Oak offer fast frequent connections to Canada Water, offering an easy transfer onto the Jubilee line taking you seamlessly to West, East and Central London. Catford has two stations, with the addition of Catford Bridge, allowing for multiple overland connections into the capital.

Forest Hill, Honor Oak Park and Catford offer an array of shops, cafes, gastro pubs, delicatessens and supermarkets.

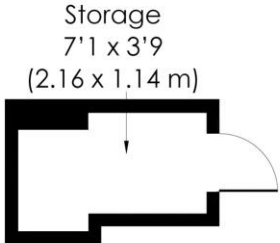
Plentiful green spaces on the doorstep with Blythe Hill under 10-minute walk, plus Peckham Rye, Crystal Palace and Dulwich Parks being close by.

ST. GERMAN'S ROAD, SE23

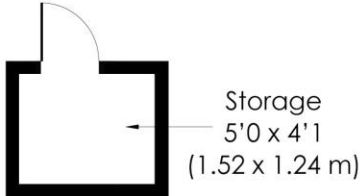
Approx. Gross Internal Floor Area

864 Sq. ft/80.29 Sq. m (Excl. Storage)

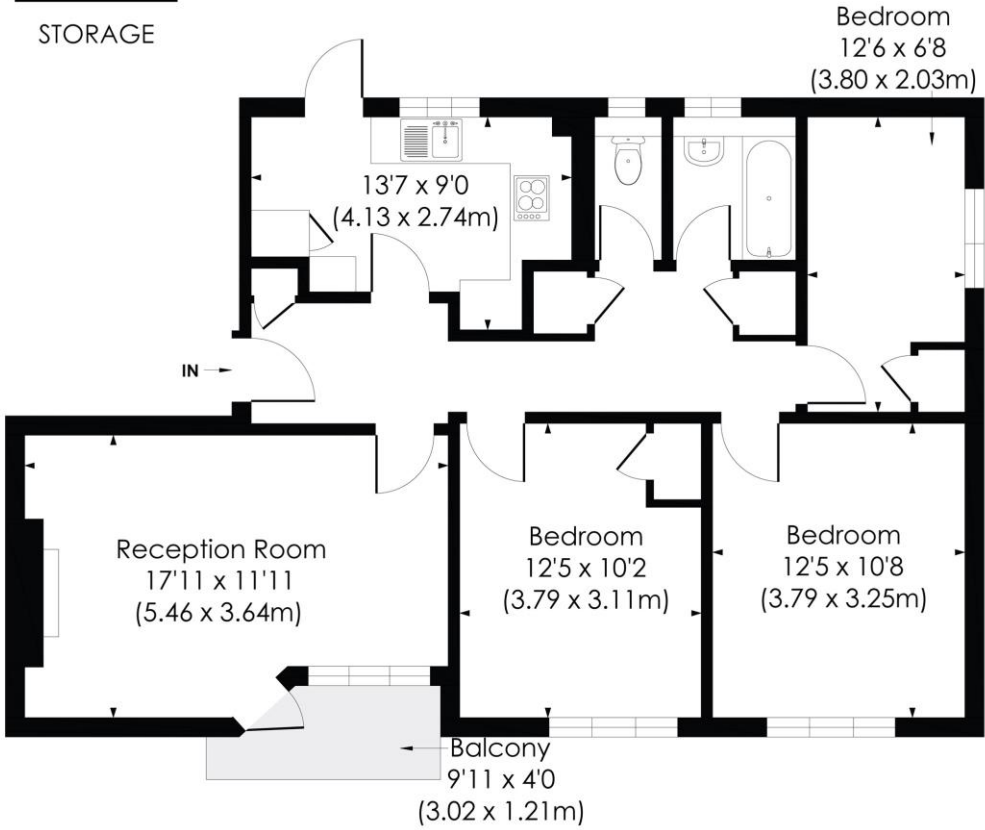
*(Storage not shown in actual location/orientation)



STORAGE



STORAGE



THIRD FLOOR

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