

Montem Road, London, SE23

**Offers in excess of £350,000**

We are pleased to present a beautifully presented 2-bedroom flat that offers the perfect contemporary style. Montem Road is nestled in the heart of SE23, enjoying the perfect balance of tranquillity and connectivity.



We are pleased to present a beautifully presented 2-bedroom flat that offers contemporary style. This spacious property, located on a quiet, leafy residential street, is ideal for first-time buyers, young professionals, or investors looking for a smart purchase in a sought-after location.

The flat boasts a bright living room and is flooded with natural light from large windows, creating a warm and welcoming atmosphere perfect for relaxing or entertaining.

The sleek, modern kitchen is equipped with high-end appliances and ample storage making it a delightful space for cooking and casual dining.

Two Generous Bedrooms: Both bedrooms are well-sized and feature neutral decor, perfect for a tranquil night's sleep. The main bedroom offers a walk in wardrobe, while the second bedroom is a good sized double ideal for guests, a home office, or a nursery.

The newly fitted bathroom offers a four piece bathroom, bathtub, shower, toilet and bidet, providing a luxurious space to unwind after a long day.

Additional Benefits: The property also benefits from juliet balcony, pantry, walk in wardrobe in the master bedroom, central heating, and double-glazed windows throughout, ensuring comfort and energy efficiency all year round.

### **AT A GLANCE**

- Spacious two bedroom flat
- Open plan living
- Good transport links
- Juliet balcony
- Chain free
- High ceilings



## LOCATION

Montem Road is nestled in the heart of SE23, enjoying the perfect balance of tranquility and connectivity. With lush green spaces like Horniman Gardens and Dulwich Park nearby, there's plenty of room for outdoor activities.

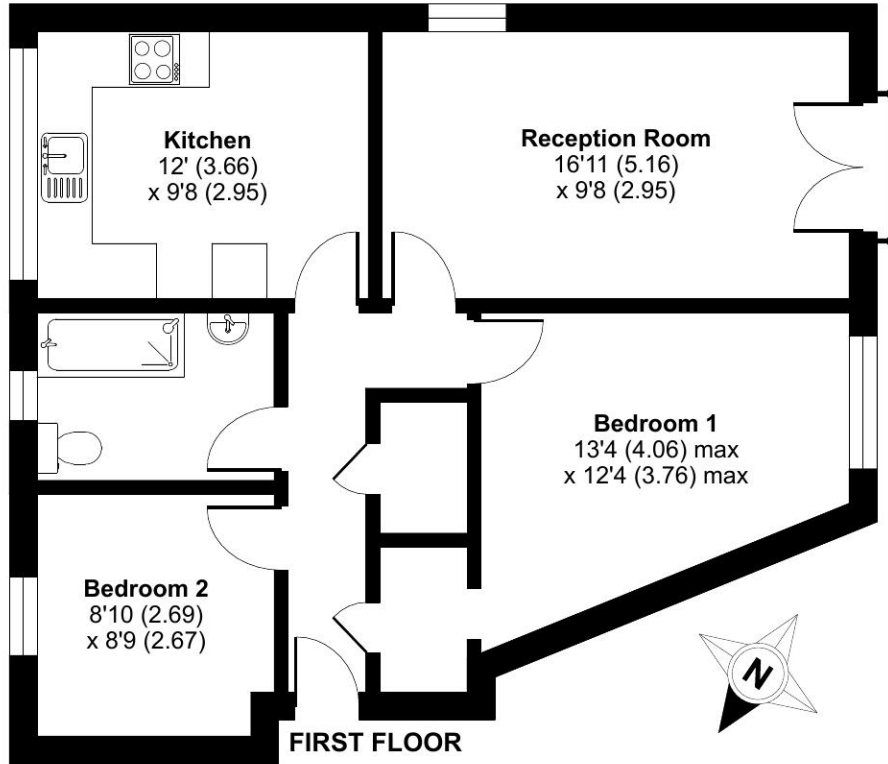
Situated in the vibrant and trendy neighborhood of Forest Hill, the property is just a short walk from an array of cafes, restaurants, and independent shops. The flat is also well-connected, with Forest Hill Station nearby, offering easy access to London Bridge, Canary Wharf, and the City.

Meanwhile, the lively cultural scene and community spirit of Forest Hill provide a wonderful backdrop for your new home.

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Approximate Area = 656 sq ft / 60.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth Forest Hill and New Cross. REF: 1179965

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