

To Let

Waldram Place, Forest Hill SE23 2LB



£1,295 PER MONTH

2 BEDROOM HOUSE

- ✓ NEWLY REFURBISHED
- ✓ 2 DOUBLE BEDROOMS
- ✓ 2 MINS FROM FOREST HILL STN & TOWN CNTR
- ✓ FITTED KITCHEN
- ✓ BONUS SPACE - ROOF TERRACE
- ✓ GAS CENTRAL HEATING
- ✓ DOUBLE GLAZING
- ✓ A UNIQUE PROPERTY



Description

A unique house situated less than 2 minutes from Forest Hill station and town centre offering 2 double bedrooms. The property benefits from gas fired central heating, double glazing, new white bathroom suite, newly fitted triangular kitchen and a roof terrace.

This home would be ideal for the commute into London, please call us on 01689 873796 for an appointment to view.

Location

Fantastic location for professionals commuting to London being in close proximity to Forest Hill Station, for London Bridge, Victoria and on the Overground, access to Shoreditch and Dalston or a quick change at Canada Water for the Jubilee line. Buses include 185,176,122, 356. At the end of the road is a very handy Co-op. Sainsburys is around the corner should you want options. Out and about in Forest Hill is always nice, there is the museum, many parks and green open spaces, lovely swimming pool. There are coffee shops and gastro pubs that are all worth a visit (when permitted).

Ground Floor

LOUNGE - 18' 1" x 16' 0" (5.53m x 4.88m) Door to front, Fireplace, 2 radiators, new laminate flooring, shelf unit, tumble dryer, freezer.

KITCHEN - 9' 10" x 7' 0" (3m x 2.15m) Triangular shape, Stainless steel single drainer sink unit set in a newly installed range of white matching wall and base cupboards with work surfaces, new ceramic electric hob, new electric oven, washing machine, fridge, cooker hood and gas fired boiler for central heating.

BATHROOM - Newly installed suite comprising of panelled bath with shower screen, low flush wc, pedestal wash hand basin, tiled walls and heated towel rail.



First Floor

LANDING - Double glazed door to roof terrace, new carpet.

BEDROOM 1 - 15' 8" x 10' 7" (4.8m x 3.25m) Double glazed window to front, new carpet, shelves, radiator, fitted wardrobes.

BEDROOM 2 - 9' 10" x 8' 4" (3m x 2.56m) Double glazed double aspect windows, new carpet, radiator

TERRACE - Paved and railed.



Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.