



Queenswood Road, Forest Hill

Asking price £525,000

2 1

propertyworld

Property Summary

Propertyworld is delighted to present this gorgeous SHARE OF FREEHOLD, two bedroom, ground floor garden flat in sought after Queenswood Road, Forest Hill. The property is light and airy with well-proportioned accommodation, plenty of period features and bags of charm. The reception to the front is a delightful room with a large bay window that floods the room in natural light, bespoke plantation shutters, stripped wooden flooring and a stunning period fireplace. There are two bedrooms, one double, and one large single or small double. The bathroom has recently been upgraded with underfloor heating, a new three piece suite and striking period style tiling. To the rear is a fabulous kitchen diner that is almost 16ft x 13ft with shaker style units, solid wooden worktops and tiled flooring. Spacious enough to accommodate a large table and chairs, the kitchen is a wonderful warm space and the real hub of the property. The landscaped rear garden is South Easterly facing and truly stunning. With a wide side return that provides lots of additional space and storage in total it measures nearly 90ft in length.

Queenswood Road is a popular residential location, with a mix of handsome Edwardian and Victorian housing, within an easy walk of both Sydenham and Forest Hill stations. Both offer a wealth of independent shops, cafés and eateries. The award winning Mayow Park, and the new Brown and Green café that recently opened within its grounds are at the top of the road. This is a wonderful property and we anticipate high demand Please call 020 8488 0011 to secure an appointment to view.

Key Features

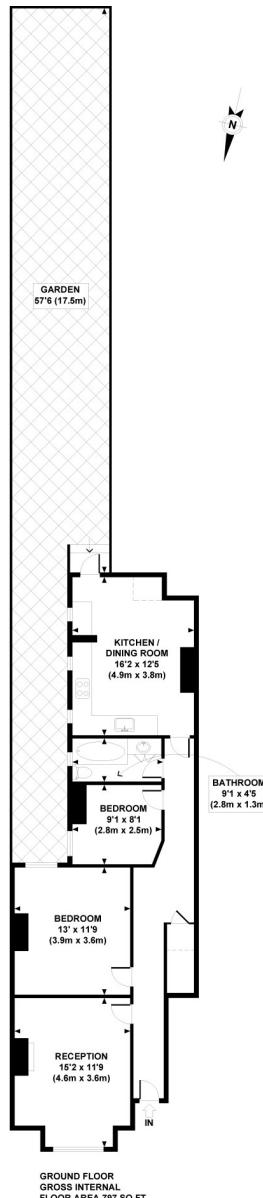
- Two bedroom flat
- SHARE OF FREEHOLD
- Edwardian
- Stunning rear garden
- New bathroom with underfloor heating
- Fabulous kitchen diner
- Period features
- Stripped wooden flooring
- Feature fireplace
- Immaculate condition
- Close to several train stations
- Mayow Park nearby

Our Vendor loves...

Our Vendor Loves...







APPROX. GROSS INTERNAL FLOOR AREA 797 SQ FT / 74 SQ M
Ref: OSPropWorld - 280222 Copyright [photoPlan](#)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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