



FLAT F, SUNDERLAND ROAD, LONDON, SE23  
**GUIDE PRICE £300,000 - £325,000 SHARE OF FREEHOLD**

## LOVELY ONE BEDROOM FLAT

Forest Hill | | [foresthill@winkworth.co.uk](mailto:foresthill@winkworth.co.uk)





## DESCRIPTION:

**\*\*GUIDE PRICE £300,000 - £325,000\*\***

Top Floor Flat | Genuine Double Bedroom w/ built in wardrobe | Spacious living area/ lounge with space for dining | Fully fitted kitchen w/ modern appliances | Modern Bathroom with shower attached | Off Street Parking | Ample storage spaces throughout | Great Location | Unfurnished

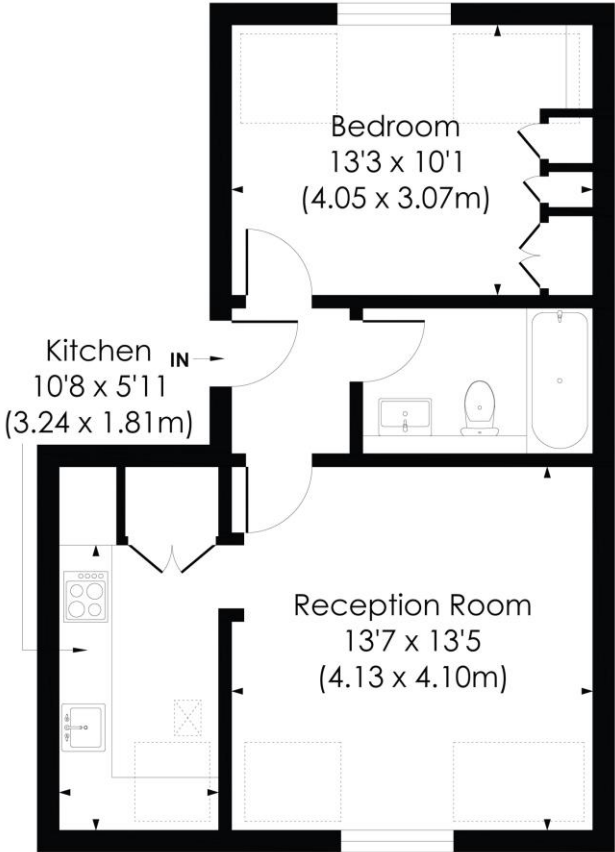






SUNDERLAND ROAD, SE23

Approx. Gross Internal Floor Area  
489 Sq. ft/45.40 Sq. m (Incl. Reduced Height)  
411 Sq. ft/38.20 Sq. m (Excl. Reduced Height)



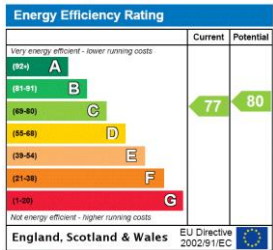
SECOND FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Share of Freehold

**Term:** 982 year and 9 months

**Service Charge:** £2100 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.