





24B, ST. GERMAN'S ROAD, LONDON, SE23 **£325,000 LEASEHOLD** 

Introducing this sizeable one bedroom period apartment set within a highly south after location in Forest Hill.



## **DESCRIPTION:**

One Double Bedroom | Good Decoration | Good Condition | Communal Gardens | SE23 | Leasehold | Period | Chain Free | Forest Hill | Zone 3









## ST GERMAN'S ROAD, SE23 Approx. Gross Internal Floor Area 434 Sq. ft/40.28 Sq. m Kitchen 8'2 x 7'9 (2.50 x 2.36m) Reception Room 12'4 x 11'4 $(3.76 \times 3.46m)$ IN -Bedroom 13'0 x 12'4 $(3.97 \times 3.75m)$

FIRST FLOOR

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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: Leasehold