

Approximate total area⁽¹⁾
 456.50 ft²
 42.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

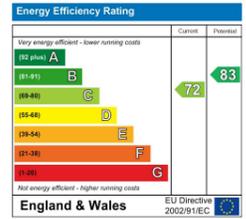
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EST 1973
Paul Meakin £187,500 Friars Wood, Forestdale, CR0 9JN
 ESTATE AGENTS



Welcomed to the market is this one double bedroom purpose built, top floor flat. Internally the property benefits from a large living room, fitted kitchen, bathroom suite, and large double bedroom with ample storage options. The property offers gas central heating throughout and is double glazed. Communal gardens are offered to all residents and the property comes with a garage en bloc. Situated in a quiet residential area and being conveniently located for the 64 & 433 bus services and both Forestdale and Selsdon's local amenities, this property warrants your earliest viewing. Leasehold 123 years remaining / Service charge £1394 / Ground rent £200 / EPC C / Tax Band B.



TAX BAND: B

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Double bedroom with fitted wardrobes
- Garage enbloc
- Close to Selsdon high street
- Close to tramlink



Entry
5'8" x 4'10" (1.73 x 1.48)

Living Room
13'8" x 12'1" (4.18 x 3.70)

Kitchen
10'11" x 5'8" (3.33 x 1.74)

Bathroom
5'8" x 8'3" (1.73 x 2.52)

Bedroom
9'11" x 13'6" (3.03 x 4.14)

Communal Gardens

Garage En Bloc

