

# HUNTERS®

HERE TO GET *you* THERE

**31A Waldram Park Road, London, SE23 2PW**

**Guide Price £375,000**

**Property Images**



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## Property Images

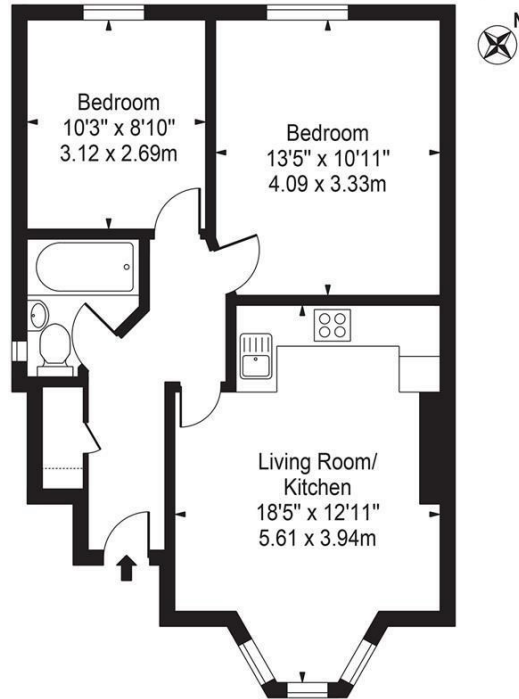


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Property Images

Waldram Park Road, SE23 2PW  
Approx. Gross Internal Area 570 Sq Ft - 52.95 Sq M

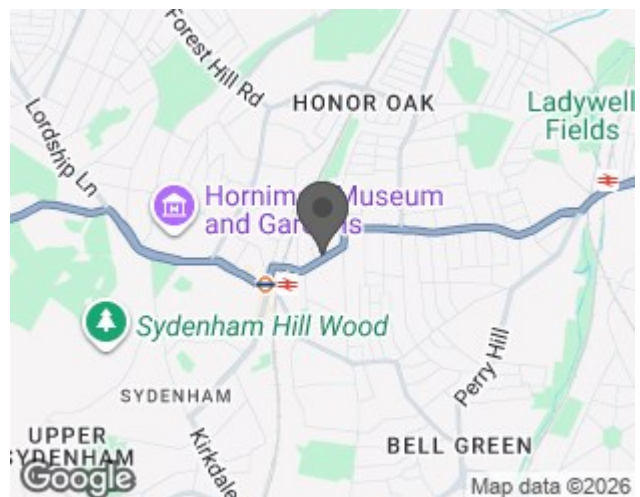


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com  
This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

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

## Map



## Details

Type: Apartment - Conversion Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

CHAIN-FREE

EPC: C

GUIDE PRICE £375,000 TO £400,000

Hunters are proud to market this two-bedroom Period Conversion First-Floor flat deep in the heart of Forest Hill and just a few minutes walk from the station.

The property offers two double bedrooms, a family bathroom and an open-plan living room/kitchen which contains over 200sqft of space.

The property retains many of its original period features including high ceilings and large windows whilst also entertaining more modern features like a recently refurbished kitchen. The property boasts a lot of natural light benefitting from double-paned windows and is in a great location.

## Features

- CHAIN-FREE • ASKING PRICE £375,000 to £400,000 • PERIOD CONVERSION • APPROXIMATELY 570SQFT • HIGH CEILINGS/LARGE WINDOWS • OPEN-PLAN LIVING ROOM/KITCHEN • TWO BEDROOMS • WOODEN FLOORING • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces