



Dacres Road, Forest Hill

Asking Price £325,000



Property Summary

Propertyworld is pleased to offer this fabulous ground floor purpose built one bedroom flat located close to the centre of fashionable Forest Hill. Spacious with generous room sizes, beautifully proportioned accommodation, a long lease 100+ years (tbc), excellent presentation including a recently REFURBISHED kitchen, bathroom and NEW double glazing (2023). The location is stunning - close to heart of Forest Hill and ideal for the OVERGROUND. We believe this is a first time buyers dream and an excellent opportunity to get a foot on the London property ladder. The details include: wonderful 19ft lounge with stunning parquet flooring, large double glazed window which floods the room in light, neutral decor, large space for a dining room table and chairs and two large storage cupboards, the kitchen is modern with an extensive range of wall and base matt white units, Worcester combi boiler, tiled splashback, a fab painted concrete floor, flooring and double glazed window, the bedroom is a generous double with neutral decor, fitted carpet plus there is a spacious and newly updated bathroom which includes a white three piece suite and shower. Further benefits include: entry phone security, modern double glazing, large communal gardens, long lease (tbc) and lots of handy storage. An ideal first time buy or buy to let opportunity, please call Propertyworld on 0208 488 0011 to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

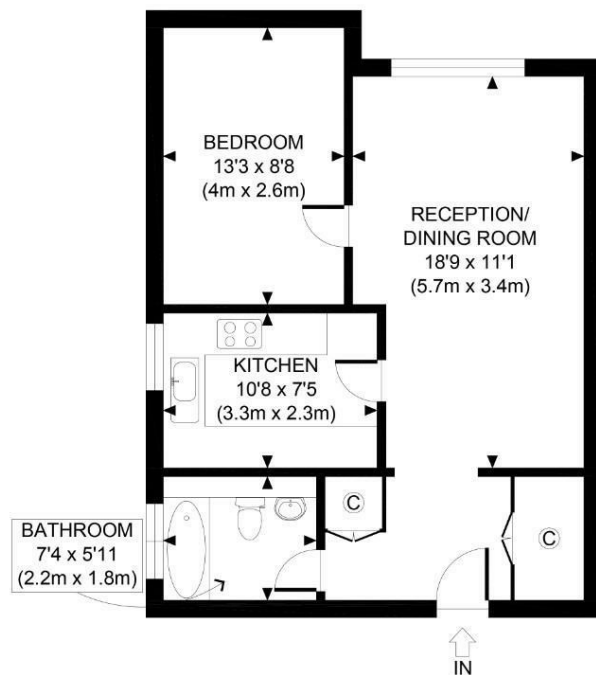
- One bedroom flat
- Ground floor
- Purpose built
- Stunning interior
- Flooded in light
- Fabulous location
- Ideal first time buy
- NEW kitchen and bathroom
- EPC rating is C, council tax is B
- Must be viewed

Our Vendor Loves...

I have loved living in Ian Court. It's been a quiet haven away from the busyness of London life as it is peaceful both inside and outside the flat. The flat itself is beautifully proportioned and layed out which means the spaces work really well to live in, and feel fluid to move through. The garden is teeming with wildlife and has been a real bonus space for me, especially during the summer - we have woodpeckers, frogs and nuthatches living here and I have even seen hedgehogs! Finally I have made amazing friends in the block, who I know will be in my life for a long time to come.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 526 SQ FT



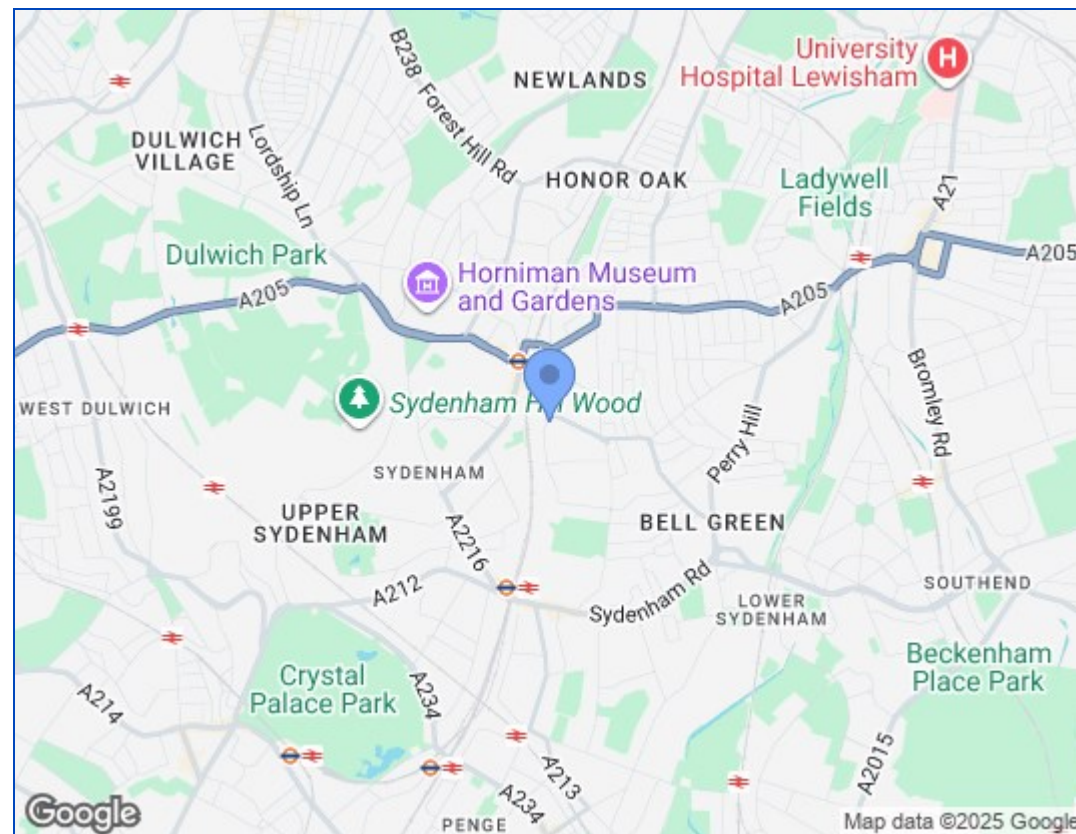
APPROX. GROSS INTERNAL FLOOR AREA 526 SQ FT / 49 SQM

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

Ian Court

date 07/11/24

photoplan



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 77 |
| (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 | |

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