

Sunset Heights, SE23 (2 Bedroom Flat)

£415,000



## property description

With views as far as the eye can see, on a quiet residential street is this beautifully presented 2 bedroom Victorian conversion flat which benefits from access to communal gardens and comes with off street parking. Not to forget Share of freehold!! The property has been refurbished to a high standard by the current owner and boasts large double glazed windows with generous proportions a throughout giving a bright and spacious feel. Entrance to the property is on the 2nd floor with an entrance hall leading upstairs to the flat which is located on the third floor. At the front of the property is a very spacious reception room, the floors are carpeted and there is a lovely period fireplace as a centerpiece with storage and shelving in the alcoves. A large front Dormer window illuminates the room with natural light and offers stunning far reaching views across South London and the Kent countryside beyond. The master bedroom also offers very generous proportions, the floors are carpeted and there is a window facing the rear overlooking the communal gardens. The second ...

## property features

- Beautifully presented two bedroom flat on the top floor of this handsome period conversion
- Access to communal gardens
- Allocated parking
- Stylish kitchen
- Spacious reception room
- Large double bedroom
- Luxurious shower room
- Far reaching views across the Kent count...

ALPS Estates Ltd trading as Pickwick Estates  
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St Germans Road




 = Reduced headroom  
below 1.5 m / 5'0"



Third Floor

Approximate Gross Internal Area (Excluding Communal Area)  
70.3 sq m / 757 sq ft  
Illustration for identification purposes only.  
measurements are approximate.  
Drawn for Pickwick Estates.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		76
D (55-68)	53	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

For Full EPC information, click [here](#)