🌾 pickwick estates

020 3397 1166

Stanstead Road, SE23 (2 bedroom Flat)

£450,000



property description

Peacefully located at the rear of this lovely red brick Victorian house is this beautifully presented two double bedroom, two bathroom, split level flat. The property is very spacious offering over 800 sqft of space, its also well located close to Honor Oak Park, Forest Hill and Catford stations as well as excellent bus routes. The house is set back from the street by a nice front garden, the flat is sold with a long lease, there are also nice communal areas, double glazing throughout, a secure side entrance and entry phone system. The whole house was renovated and sold as a new development only a couple of years ago and the current owners have lovingly maintained and improved the flat to...

property features

- Spacious split level two bedroom flat
- Offering over 800 sqft of living space
- Beautifully presented throughout
- [•] Large master bedroom suite

ALPS Estates Ltd trading as Pickwick Estates 47 Honor Oak Park Honor Oak London, SE23 1EA, United Kingdom Reg No : 7444750 Registered in England

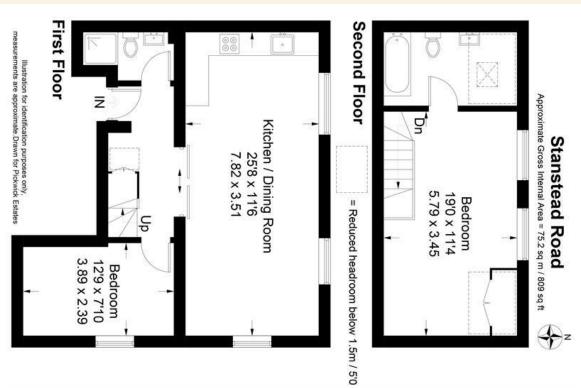
- [•] Open planned kithcen reception room
- Luxurious shower room and en-suite bathroom
- [•] Double glazing throughout
- [•] Stylish kitchen

Telephone : 020 3397 1166 Website : https://www.pickwickestates.co.uk



These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

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Energy Performance Certificate Flat D, 245 Stanslead Road, LONDON, SE23 1HY	INCE CEI	rtificat	e	SAP
Dwelling type: Top-500 Date of assessment: 09 Sep Date of certificate: 09 Sep	Top-floor maisonette 09 September 2016 09 September 2016		Reference number: Type of assessment: Total floor area:	0718-1032-7371-4876-1920 SAP, new dwelling 61 m ²
ant to: ratings of	erties to see w	hich propert	les are more energy effi	cient
Estimated energy costs of dwelling for 3 years:	dwelling fo	r 3 years:		£ 1,062
Estimated energy costs of this home	of this he	me		
0	Current costs		Potential costs	Potential future savings
Lighting	£ 129 over 3 years	2	£ 129 over 3 years	
	£ 663 over 3 years	2	£ 663 over 3 years	
Hot Water 6	£ 270 over 3 years	5	£ 270 over 3 years	annen erfre sow.
Totals £	£ 1,062		£ 1,062	
These Spures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity presented by microgeneration.	e average hou	sehold wou pliances like	Id spend in this propert TVs, computers and c	y for heating, lighting and hot ookers, and any electricity
Energy Efficiency Rating	đ			
	Current	Current Potential		
(RE plus) A (Read) B	105	(B)F	The graph shows the home.	The graph shows the current energy efficiency of your home.
() (In-so)	10	10	The higher the rating to be.	The higher the rating the lower your fuel bills are likely to be.
Marcal Inc. 12			The average energy efficiency rating for England and Wales is band D (rating 60)	The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).