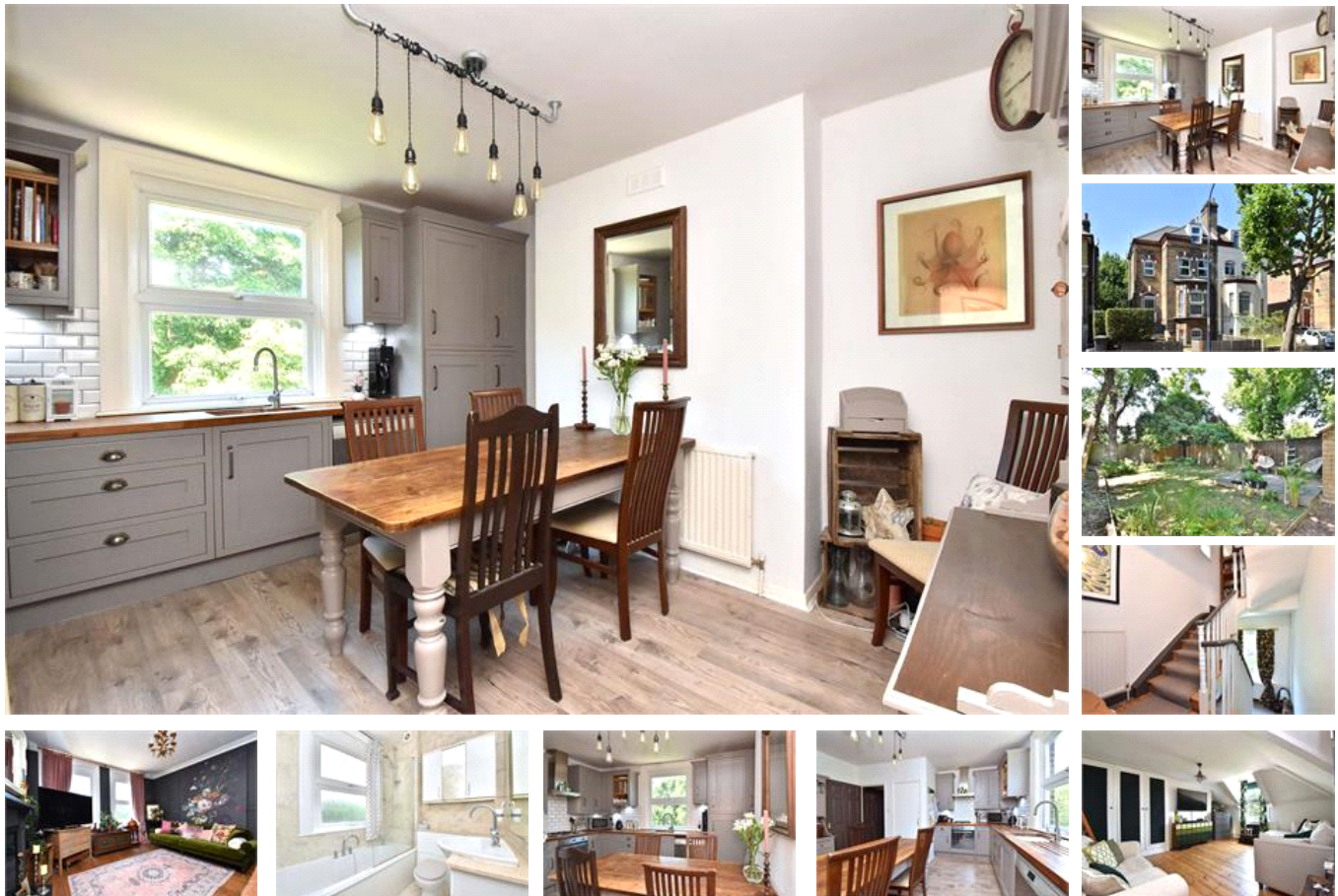


Waldram Park Rd, SE23 (2 bedroom Flat)

£500,000 (OIEO)



## property description

Big, bold and beautifully presented is this lovely 2 double bedroom split level period conversion, set on the top two floors in this magnificent Victorian semi-detached house, within close proximity to Forest Hill station. The flat benefits from a share of the private rear garden which has been neatly landscaped and fenced off by the current vendors, there is also an abundance of space (1120 sqft/104 sqm), a long lease, plenty of storage and double glazing throughout. Entrance to the flat is on the ground floor of this impressive building with raised steps leading to the front door. The stairwell has been elegantly decorated with stripped wooden exposed steps furnished with runner...

## property features

- Beautifully presented 2 double bedroom split level flat
- Offering an abundance of space (1120 sqft/104 sqm)
- Access to a share of private garden
- Characterful reception room that has been recently refurbished
- Stylish kitchen breakfast room

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	52	55
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		