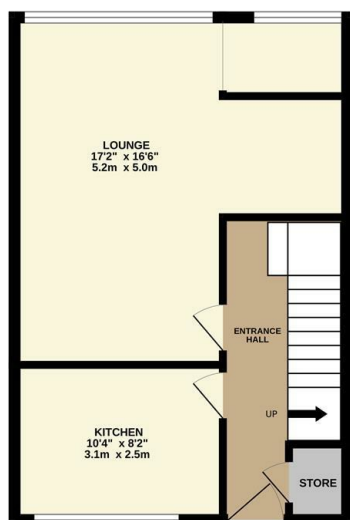
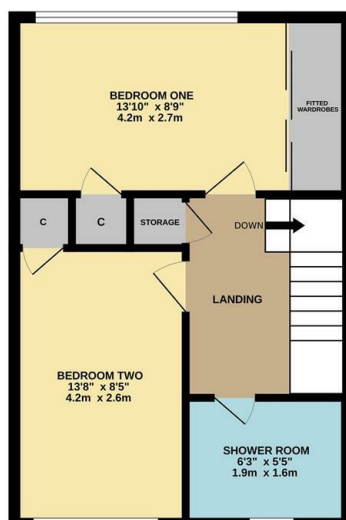


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SECOND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



THIRD FLOOR
414 sq.ft. (38.4 sq.m.) approx.

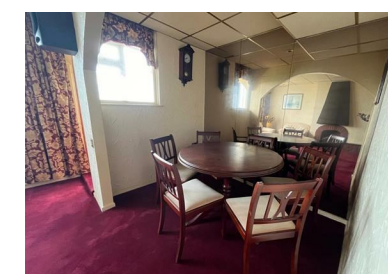


TOTAL FLOOR AREA: 824 sq.ft. (76.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with Metrage 11/2024



TYSON ROAD
LONDON SE23 3AF

Guide price £350,000



22 Albert Road, Belvedere, Kent, DA17 5LJ

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www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





£350,000 - £375,000

Chain Free

Discover potential and opportunity in this spacious 2-bedroom split-level flat, ideally situated in the sought-after location of Forest Hill. This well located home is just 0.6 miles from both the station and the vibrant town centre.

Boasting two generous double bedrooms, a versatile lounge/diner, and a separate kitchen, this residence offers a canvas for personalized transformation. Upstairs there are two additional double bedrooms, one with fitted wardrobes, and a convenient shower room.

There is an abundance of unallocated parking outside along with communal gardens.

Unlock the potential of this Forest Hill gem and craft your ideal urban retreat. Get in touch to secure your viewing, by appointment only.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

TYSON ROAD LONDON SE23 3AF

- Chain Free
- Two Bedroom Flat
- Split Level
- In Need Of Modernisation
- 83 Year Lease Remaining
- Close To Amenities
- 0.6 Mile To Station
- Ideal For FTB Or BTL
- Approx 824 Sq Ft
- EPC - TBC

