



WOOLSTONE ROAD, LONDON, SE23
£485,000 LEASEHOLD

**A STYLISH 2-BEDROOM GROUND-FLOOR FLAT IN
A DESIRABLE AREA, BOASTING MODERN
INTERIORS, A SPACIOUS LIVING ROOM, AND A
STUNNING 70FT PRIVATE GARDEN.**

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DESCRIPTION:

Set in a sought-after residential area, this exceptional 2-bedroom ground-floor flat seamlessly combines modern interiors with an enviable outdoor space. Perfect for professionals, small families, or those looking to downsize without compromising on comfort, this property is sure to impress.





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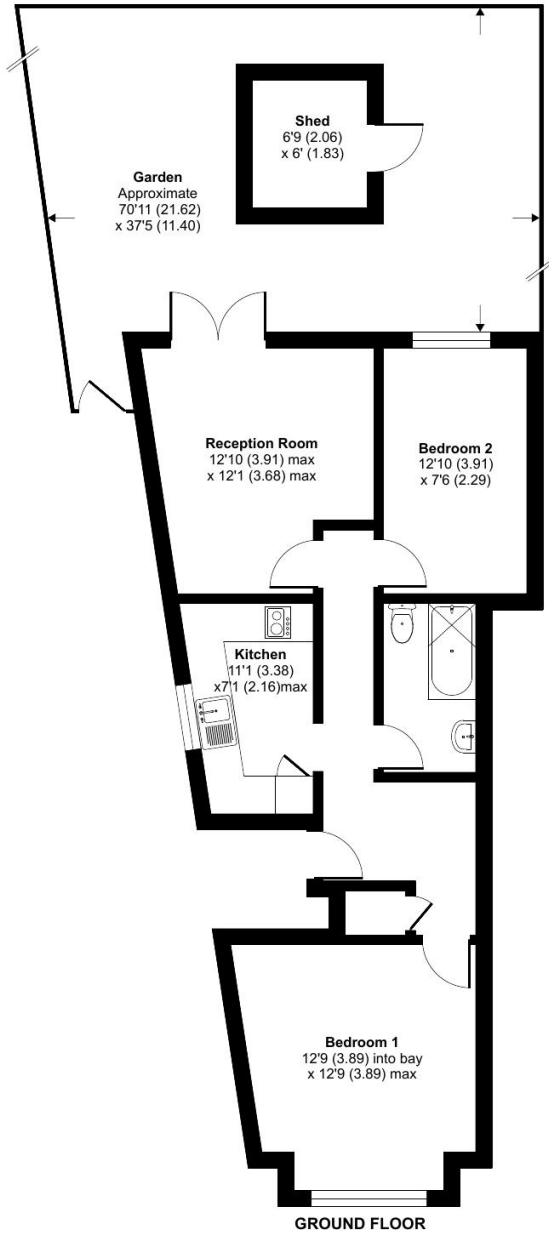
Woolstone Road, London, SE23

Approximate Area = 612 sq ft / 56.8 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 652 sq ft / 60.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Winkworth Forest Hill and New Cross. REF: 1227509

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
70	76
England, Scotland & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX- B LOCAL AUTHORITY - Lewisham

SERVICE CHARGE- Approx.. £1,000 P.A GROUND RENT – £150 P.A

TENURE- LEASEHOLD LEASE LENGTH -Approx. 95 years left

SERVICES: Mains Electric, Gas, Drainage, Standard water.

BROADBAND: Standard, Superfast & Ultrafast Broadband Available. Checked on Openreach Jan 2025.

MOBILE SIGNAL: You are likely to have limited coverage with all mobile providers

HEATING: Gas Central Heating



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