



WINDLEY CLOSE, FOREST HILL, SE23
£325,000 LEASEHOLD

TWO BEDROOM APARTMENT MINUTES FROM FOREST HILL STATION

Forest Hill | | foresthill@winkworth.co.uk

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DESCRIPTION:

An opportunity to purchase this truly stunning apartment offering some great views and fantastic decorating throughout. The accommodation on offer comprises, communal entrance, private entrance, entrance hall, an open plan lounge / kitchen with integrated appliances, two double bedrooms with fitted wardrobes, a contemporary shower room with underfloor heating and separate W.C. Externally there is direct access to a private balcony offering some fantastic views.



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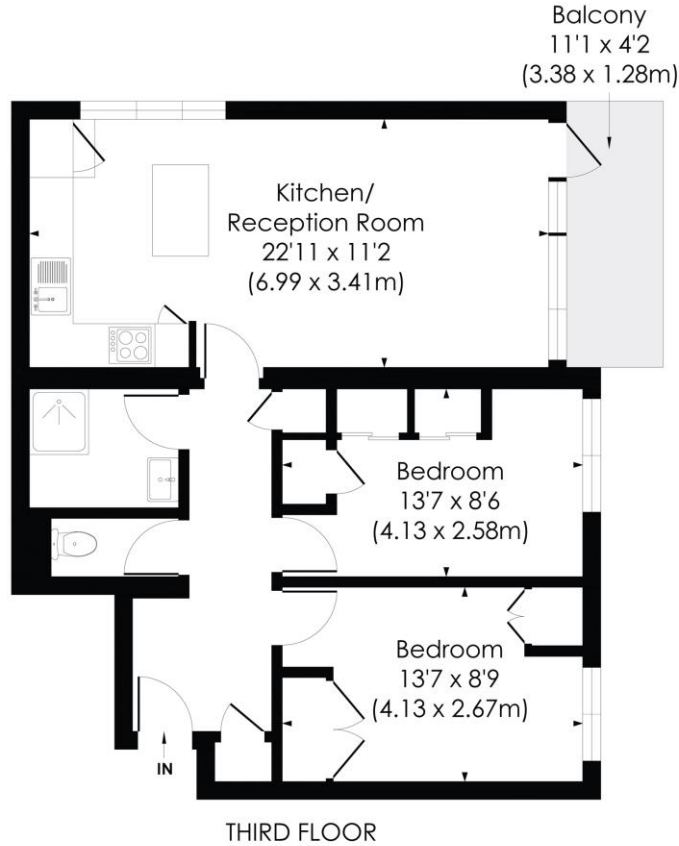
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WINDLEY CLOSE, SE23

Approx. Gross Internal Floor Area

672 Sq. ft/62.4 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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			
(92-)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX- B LOCAL AUTHORITY - Lewisham
SERVICE CHARGE- £2328 P.A. GROUND RENT -N/A.
TENURE- LEASEHOLD LEASE LENGTH -Approx. 117 years left
SERVICES: Mains Electric, Gas, Drainage, Standard water.
BROADBAND: Standard & Ultrafast Broadband Available. Checked on Openreach Dec 2024.
MOBILE SIGNAL: You are likely to have voice & data coverage with all mobile providers
HEATING: Gas Central Heating

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