

Shipman Road, SE23 (2 Bedroom Flat)

£449,999





A charming two double bedroom maisonette with a private garden presented to the market in extremely good decorative order. The accommodation briefly comprises, two double bedrooms, modern bathroom, master reception which leads onto a contemporary kitchen, separate w.c, and a utility area. Externally there is a private rear garden accessed via an internal staircase. Shipman Road is ideally located for Forest Hill town centre with its shops, pubs and mainline station with Overground services and regular connections to London Bridge.

property features

- Charming two double bedroom garden flat
- Modern bathroom
- Large reception room

- Contemporary kitchen, separate WC and utility room
- Private rear garden
- Nearest station is Forest Hill with Overground services and regular connections to London Bridge



020 3397 1166

ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park Honor Oak London, SE23 1EA, United Kingdom

Reg No: 7444750 Registered in England



Telephone: 020 3397 1166

Website: http://www.pickwickestates.co.uk

GROUND FLOOR

FIRST FLOOR

SHIPMAN ROAD, SE23

Approx. Grass Internal Floor Area 825 Sq. ft/76.64 Sq. m

Z(Z)=



(92 plus) A (55-68) (69-80) Very energy efficient - lower running costs **Energy Efficiency Rating** 9 M **G** Current Potential 55 88

Not energy efficient - higher running costs

For Full EPC information, click <u>here</u>