



Windrush Lane  
 London  
 SE23 2XB  
 Leasehold



Council Tax: A  
 EPC Rating: D

Fantastic second floor modern purpose built flat offered chain free with one double bedroom, 15" reception, long lease, double glazing, ample storage, entry phone, in need of TLC offering fantastic potential set within a popular location, Forest Hill Station, conveniently located for local independent shops, eateries and bars and the award winning Mayow Park

- One Double Bedroom
- Chain Free
- Leasehold
- Modern Purpose Built Flat
- 15" Reception
- Second Floor

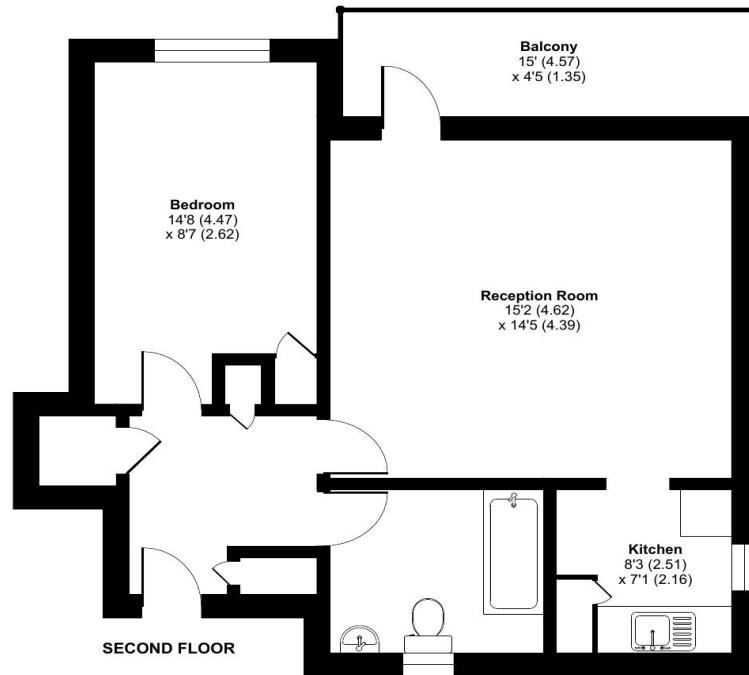
Asking Price £170,000



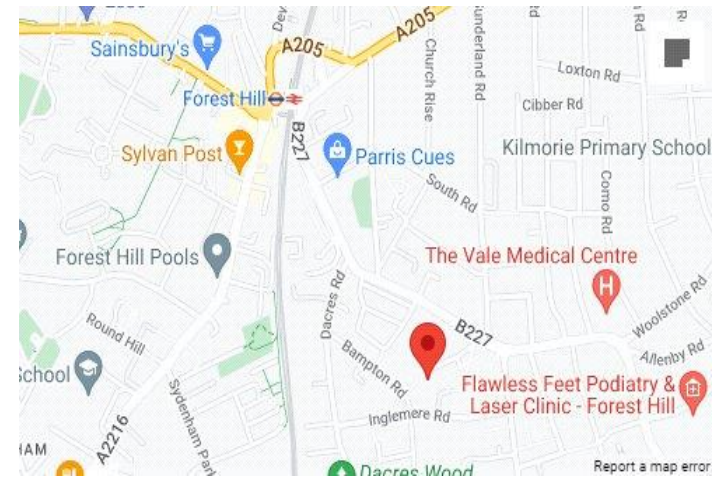


Approximate Area = 552 sq ft / 51.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023.



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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## Interior

**Communal Entrance** Glazed communal entrance door, stairs and lift to second floor.

**Entrance Hall** Wooden entrance door, radiator, two storage cupboards.

**Lounge** Double glazed door to balcony, full height double glazed window to rear, two radiators, entrance to kitchen.

**Kitchen** Double glazed window to side, some base units with work surface over, one bowl stainless steel sink unit with mixer tap, tiled splash back, wall mounted boiler, storage cupboard housing hot water tank.

**Bedroom** Double glazed window to rear, radiator.

**Bathroom** Opaque double glazed window to front, radiator, three piece bathroom suite comprising of: panelled bath with separate taps, wall mounted wash hand basin with separate taps and low level wc.

## Leasehold Information

Time remaining on lease: Approx. 91 years

Ground Rent: £10 Per Annum

Service Charge: £2,161 Per Annum

## Additional Information

One Double Bedroom

Purpose Built Flat

Chain Free

15" Reception

Leasehold

Second Floor

Double Glazing

Ample Storage

Entry Phone

In Need of TLC

Fantastic Potential

Forest Hill Station

Conveniently located for local independent shops, eateries and bars and the award winning Mayow Park