







Windrush Lane London SE23 2XB

Leasehold



Council Tax: A

EPC Rating: D





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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
- Modern Purpose Built Flat
- Chain Free
- 15" Reception

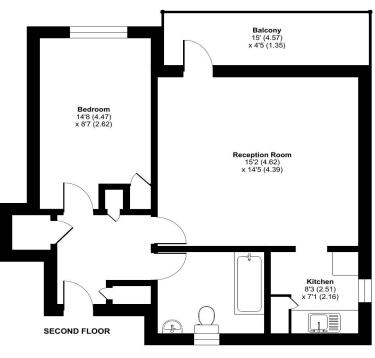
- Leasehold
- Second Floor





## 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). ©ntchecom 2023.

## **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**

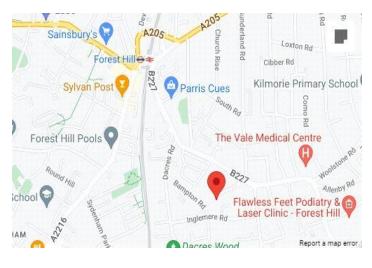
One Double Bedroom

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

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