

WOOD VALE, FOREST HILL, SE23
LEASEHOLD
£650,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length: 148 years remaining

Service Charge: £500 per annum

Ground Rent: £50 per annum

FEATURES

Period Conversion

Split Level

Contemporary Kitchen and Bathroom

Period Features

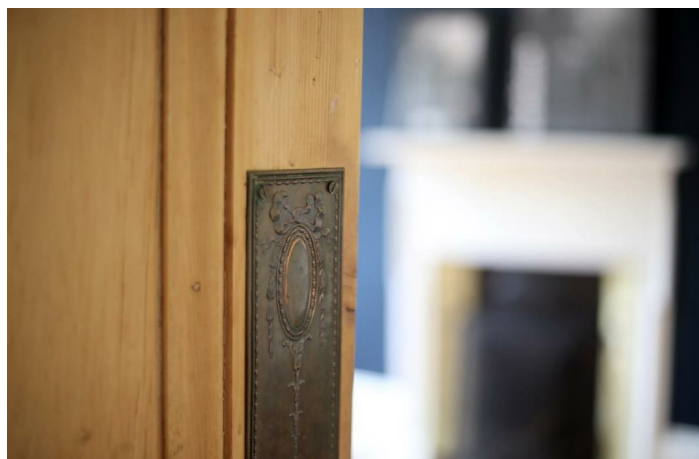
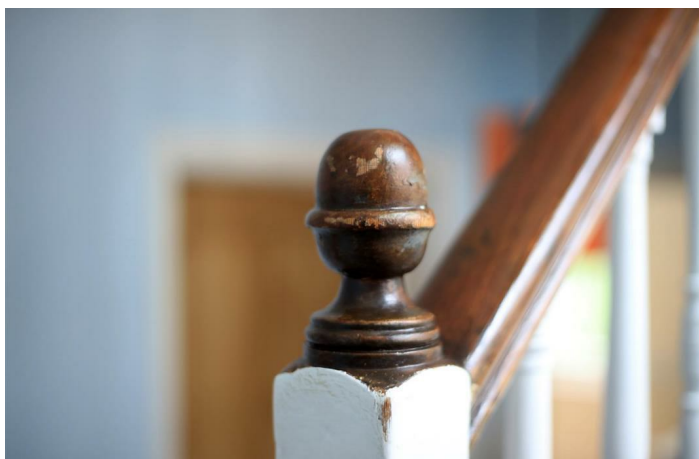
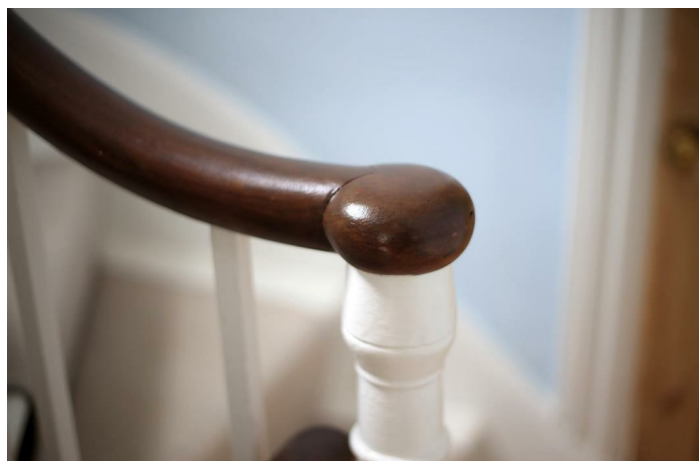
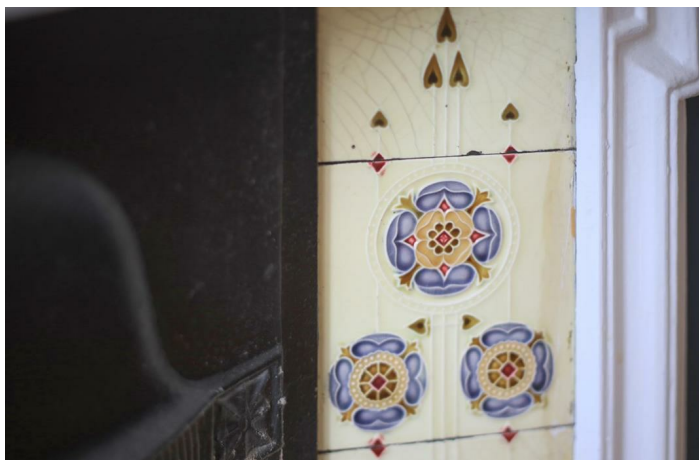
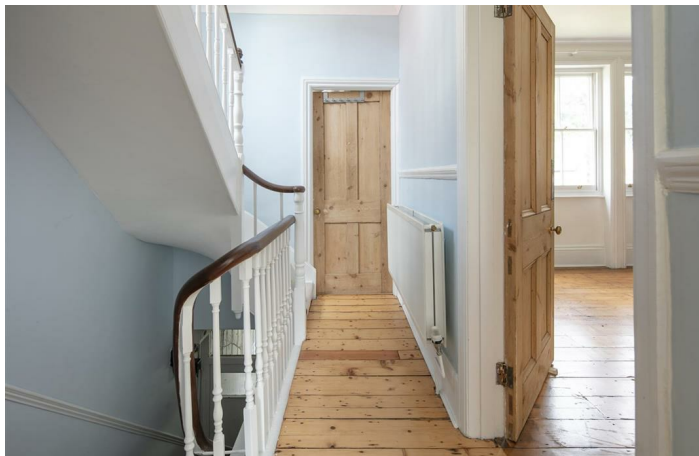
Leasehold



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Split Level Period Three Bedder with Lovely Finish - CHAIN FREE.

Sitting on the upper floors of a red bricked period beauty, this split level three bedder promises a spacious, bright and tasteful living environment throughout. Spread over two airy and beautifully presented floors, the property comprise a large reception, wonderful full-width contemporary kitchen/diner, three well appointed bedrooms, bathroom and additional wc. There's a healthy sprinkling of original features including feature fireplaces and you also benefit from fitted storage. Location wise you're within easy reach of so much. Lordship Lane and its perfect mix of boutiques, cafés, pubs and eateries is a short hop on any number of buses - or you can walk it in around 10 minutes. Forest Hill is close by for more amenities and you can grab the London Overground at Forest Hill station or Honor Oak station.

Head along Wood Vale where a set of steps lead upward to your communal entrance. Your inner door opens to the stairwell which leads to a pleasant landing with wooden floors. The reception fronts the street through a lovely triptych of sash windows. An original feature fireplace with tiled hearth is flanked by shelving and enjoys a tasteful accent wall above. To the rear you find an impressive kitchen/diner stretching the full width of the building. It incorporates ample cooking and formal dining space - one could host the most lavish of gatherings! There's another pretty feature fireplace and tiled hearth for good measure. The kitchen runs on three sides with a sizeable breakfast bar, ceramic sink, integrated dishwasher, fridge freezer and a large laundry cupboard.

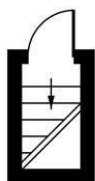
The upper landing is kept light and airy by a side facing sash window. There are more original timber floors and duck egg blue walls. The first double bedroom fronts the street with a bright carpeted vibe. A second and third double each enjoy rear facing lofty leafy aspects toward central London. Both are carpeted and will comfortably house double beds and storage. The bathroom completes this level with honeycomb floor tiles, crisp contemporary suite and a front aspect frosted sash window.

A few handy shops rest just on Wood Vale and include a newsagent and terrific butchers. Your nearest station is Honor Oak Park for the London Overground line and trains to London Bridge - a mere 10 minute walk. Buses are in their many on Forest Hill Road and there are some nice gastro type pubs on this road too (try the Forest Hill Tavern or the Herne perhaps). For further eating and retail opportunities, fabulous East Dulwich (and well-loved Lordship Lane) is but a 10 minute walk and Forest Hill is a 15 minute stroll (the Sainsbury's here is good for shopping and cupboard filling). Green space? Peckham Rye, One Tree Hill and Horniman-Gardens are all seriously close for a walk or a kick-about.

Tenure: Leasehold

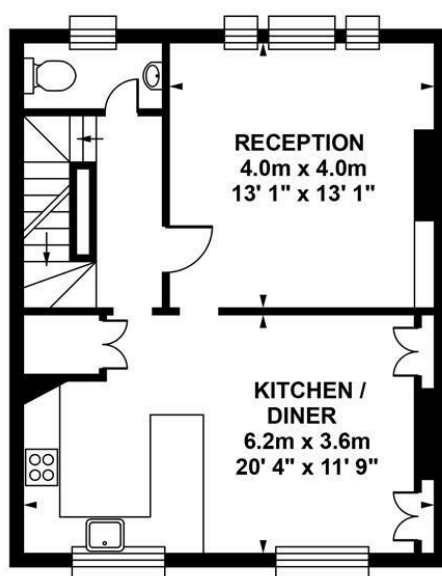
Lease Length: 148 years remaining

Council Tax Band: D



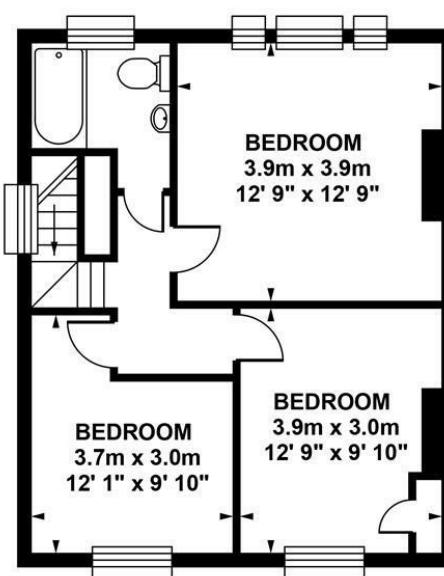
GROUND FLOOR

Approximate. internal area :
1.44 sqm / 16 sq ft



FIRST FLOOR

Approximate. internal area :
47.74 sqm / 513 sq ft



SECOND FLOOR

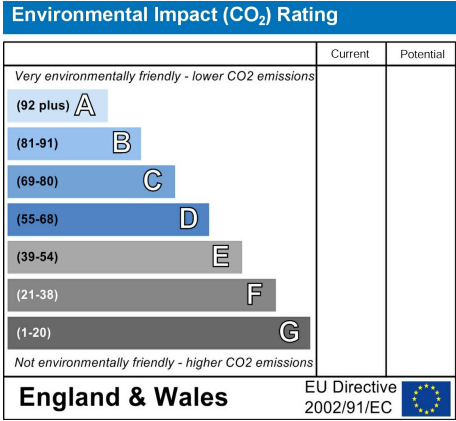
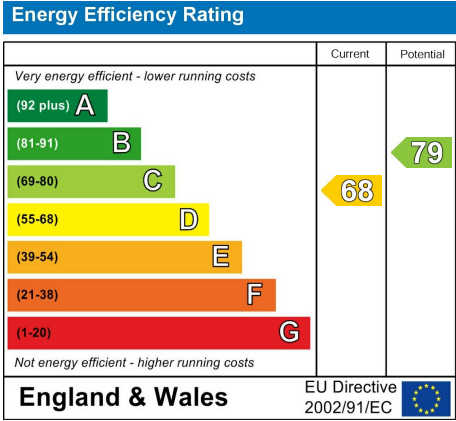
Approximate. internal area :
47.74 sqm / 513 sq ft

TOTAL APPROX FLOOR AREA

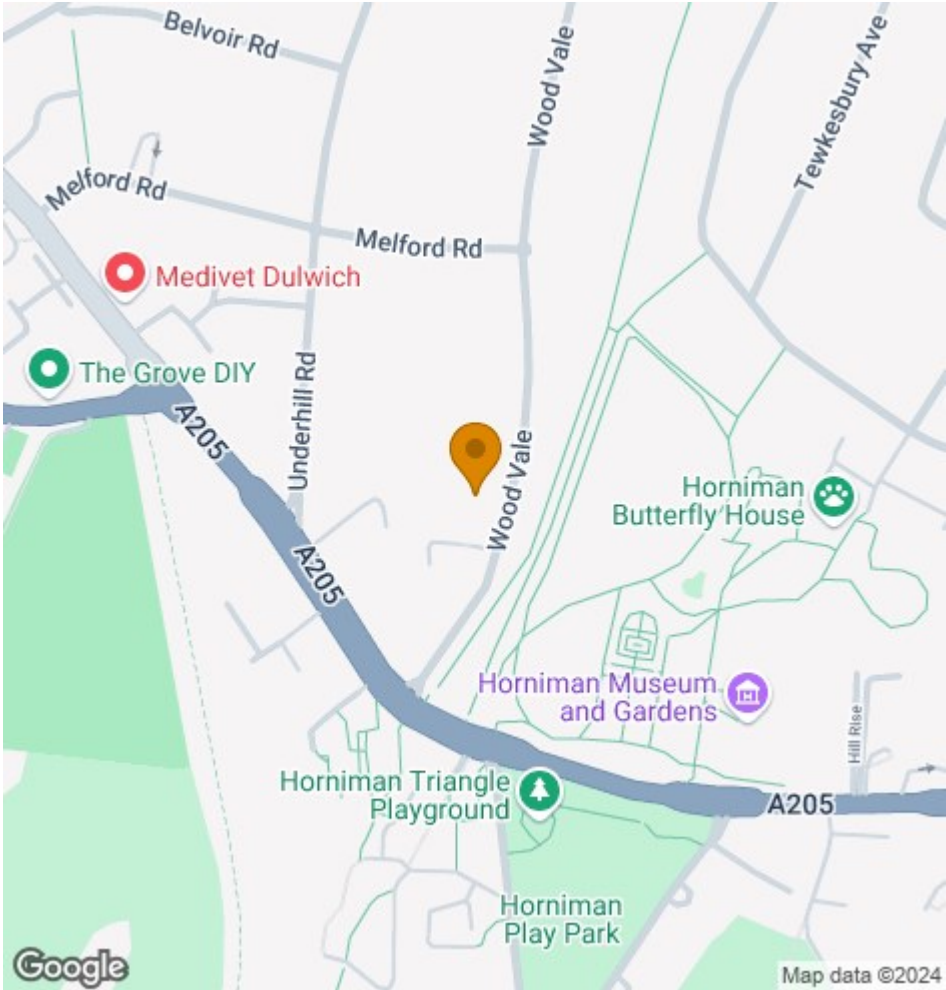
Approximate. internal area : 96.92 sqm / 1042 sq ft

Measurements for guidance only / Not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



Wooster
&Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk