



Garlies Road, SE23 | £450,000

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In General

- Two double bedrooms
- Spacious 21ft reception room
- Fitted kitchen with integrated appliances
- Large private rear garden
- Modern bathroom suite
- Popular street
- Long 930 year lease
- Potential to extend STPP
- Close to excellent transport links
- Perry Vale conservation area

In Detail

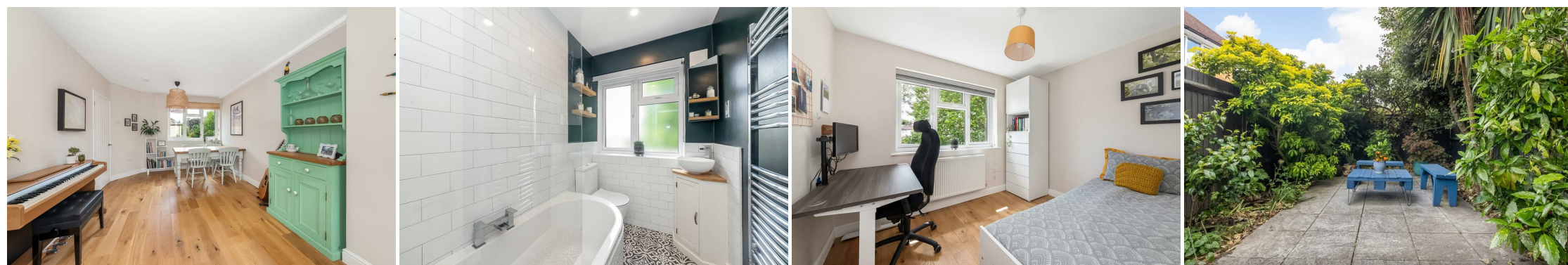
A beautifully presented, two-double-bedroom maisonette for sale on sought-after Garlies Road, with a large private garden.

This charming property comprises a spacious 21ft reception room, a separate fitted kitchen with integrated appliances and underfloor heating, a modern bathroom suite, two double bedrooms, and a 55ft private garden. Additional benefits include a quiet location in a friendly community, an abundance of natural light, a fully-boarded loft with potential to extend (subject to planning permission), and excellent storage.

The property is close to Forest Hill and Sydenham stations, with excellent transport links to London Bridge, Victoria, Canada Water, and many other London destinations. It is also well located for access to local amenities, including Mayow Park, restaurants, supermarkets, cafes, gastropubs, and the Perry Vale conservation area.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: C | Council Tax Band: C | Lease: 930 years remaining | SC: Nil | GR: £10 pa | BI: Nil



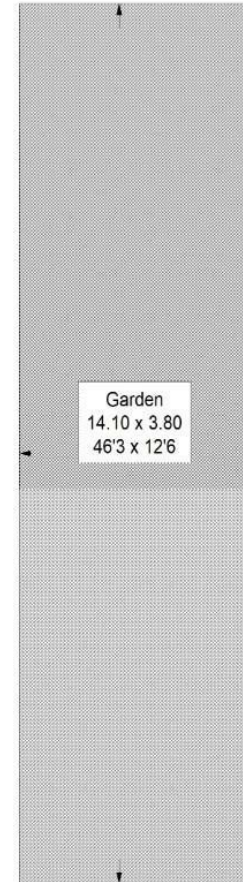
Floorplan

Garlies Road, SE23

Approximate Gross Internal Area
63.7 sq m / 686 sq ft



First Floor



(Not Shown In Actual Location / Orientation)

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		74	76
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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