

**FOR SALE**

**£ 299,950**

# **Airy 2 Bedroom Apartment.**

**St German's Road,  
Forest Hill,  
London,  
SE23 1RX.**

**Note: To Be Sold With Tenants.  
Attention: All Buy to Let Investors.**

 **Price Taylor LLP**



[pricetaylor.com](http://pricetaylor.com)

# FEATURES



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## 01

- **Two bedrooms.**
- **Communal Gardens.**
- **Within walking distance of the Forest Hill and Catford Town Centres, Catford Station and Catford Bridge Station (Just 11 minutes to London Bridge, 21 minutes to Charing Cross, 20 minutes to Cannon Street). Forest Hill Station (Convenient for Gatwick Airport and Brighton).**
- **Shops and services within a 15 minute walk.**
- **Good schools nearby.**  
(Rathfern Primary School, Kilmorie Primary School, St Dunstan's College, and others).
- **Tenanted: Let on an AST to a longstanding tenant, at £1250 pcm.**

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## 02

VIRTUAL TOUR



# PROPERTY



03

## ACCOMMODATION

An attractive flat with two balconies, and excellent natural light.

Stairs to First Floor.

- **Living room 4.45m x 4.44m (15' x 14'7")** Window and terrace to south aspect. Radiator.
- **Kitchen 3.48m x 3.04m (11'5" x 10')** Fitted kitchen. Windows. Space for large fridge freezer.
- **Bathroom 2.02m x 1.64m (6'7" x 5'4")** Fully tiled. Window. Radiator.
- **Bedroom 3.86m x 3.26m (12'8" x 10'8")** Fitted wardrobes. Window. Radiator.
- **Bedroom 4.2m x 3.06m (13'9" x 10')** Built in cupboard. Window and terrace. Radiator.

Exterior.

- **Communal Garden.**



# GALLERY



# GALLERY



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# GALLERY



# GALLERY

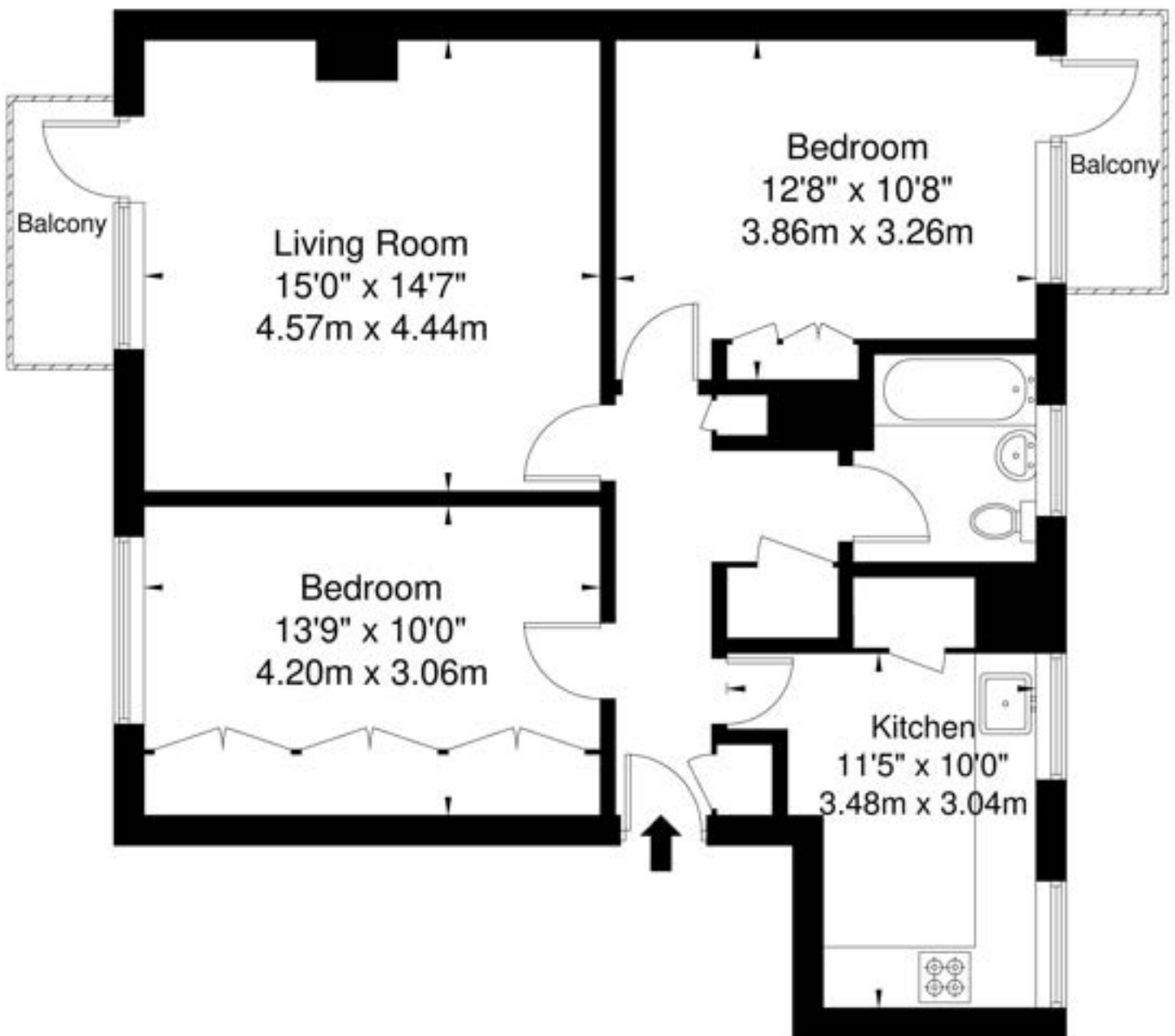
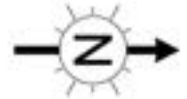




# PLAN

04

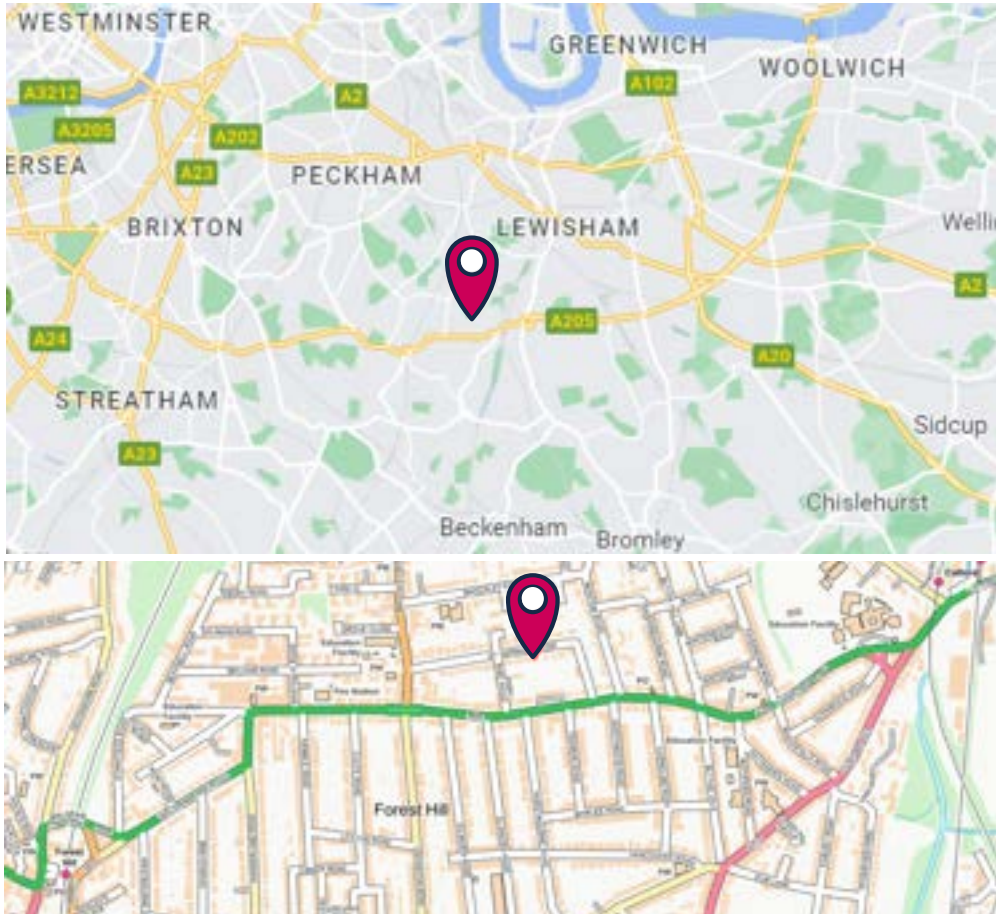
Approx. Gross Internal Area = 71.3 sq m / 767 sq ft



# AREA MAP

05

LONDON LOCATION



## ENERGY PERFORMANCE ASSET RATING

06

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

# TENURE

**07**

LEASE: 85 YEARS REMAINING.  
EXTENDABLE LEASE. PLEASE ASK US FOR  
MORE DETAILS.

GROUND RENT: £10 (TEN POUNDS) PER  
ANNUM FOR THE DURATION OF THE  
LEASE.

SERVICE CHARGE: £1,096.44

MANAGING AGENTS: LEWISHAM HOMES.

# TAXATION

**08**

LONDON BOROUGH OF LEWISHAM: BAND B £1,411.75





## ARRANGE A VIEWING

Price Taylor LLP

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 **info@pricetaylor.com**

 **Price Taylor LLP**



Important Notice: **1.** These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise no that any services, appliances, equipment or facilities are in good working order. **3.** Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries at to the accuracy of all matters upon which they intent to rely. **4.** Value Added Tax - All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added.