



61a, Colfe Road, SE23 2ES · 2 bedroom Flat

£1,800 pcm



Pickwick Estates

www.patrickmyers.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	71   C
39-54	E		
21-38	F		
1-20	G		



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

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## Property description

Pickwick's are pleased to present this lovely two bedroom flat. Built as a private dwelling in the 1900's rather than converted from a former house, this period property has no shared entrance hall and has a private front door.

Located on the 1st floor. The spacious, bright accommodation offers a neutral and welcoming decor, comprising of modern fitted kitchen with beautiful hardwood engineered flooring. Reception room, two bedrooms and bathroom. Other features include double glazing, period features and gas fired central heating. Access to own private garden.

Built on a quiet tree lined road approximately 1/2 a mile to the station and shops at Forest Hill with the terrific Overground Line to Canada Water and on to Shoreditch as well as regular services direct to London Bridge. Within walking distance to various local shops, restaurants and amenities. Available mid October 2022. Unfurnished. Call now to view



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## Property features

- Two bedrooms
- Generously sized kitchen
- Spacious, bright
- Period features & double glazing
- Access to own private garden
- Available mid October 2022
- Close to Forest Hill station
- Unfurnished



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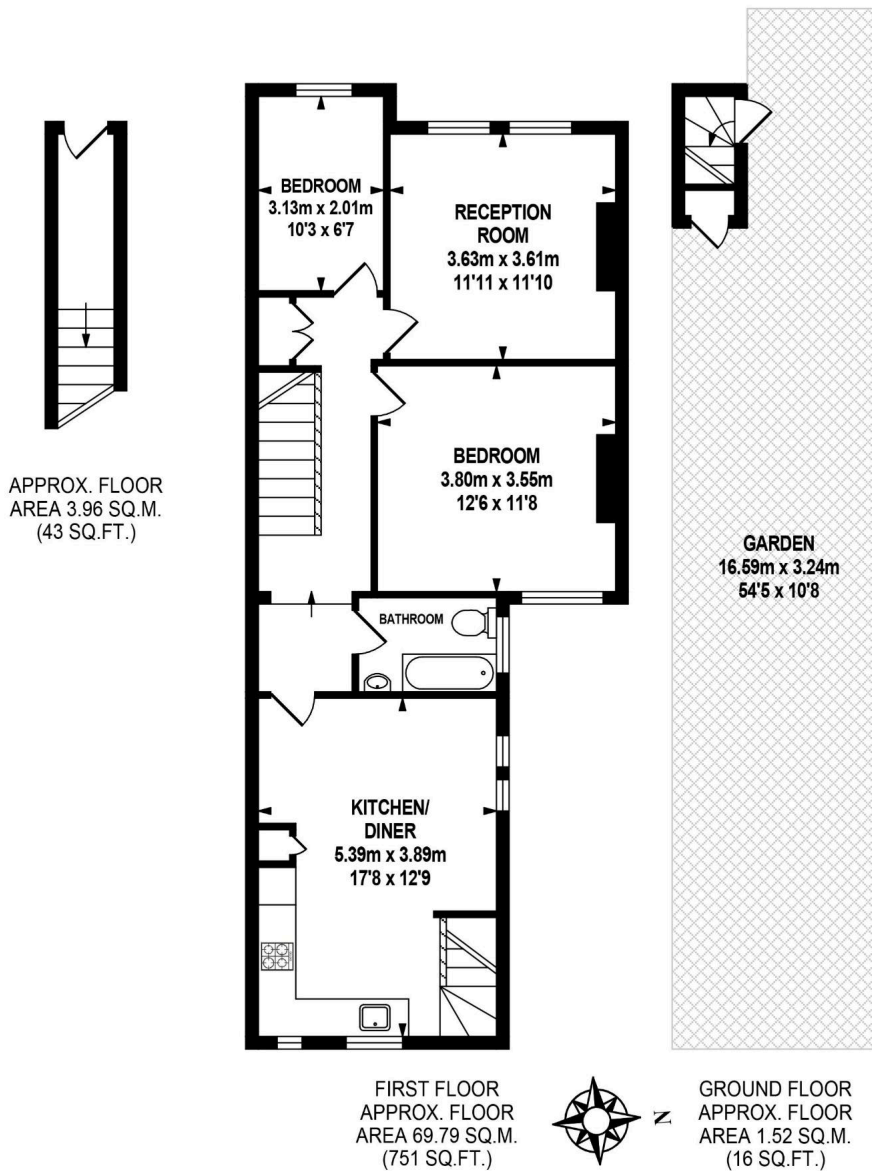
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TOTAL APPROX. FLOOR AREA 75.27 SQ.M. (810 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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