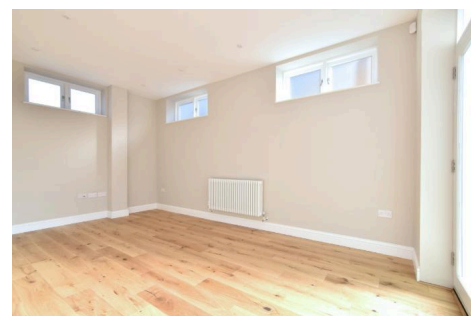
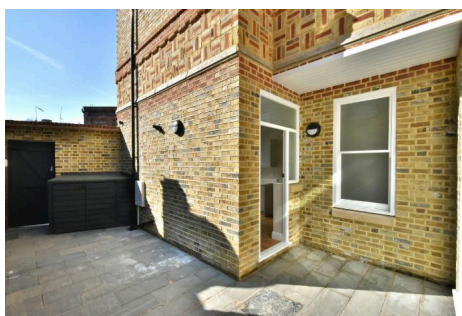
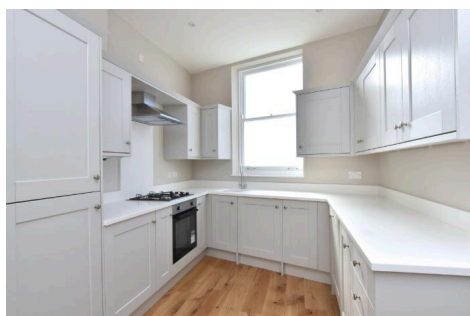


6, Waldram Place, SE23 2LB · 2 bedroom House

£1,900 pcm



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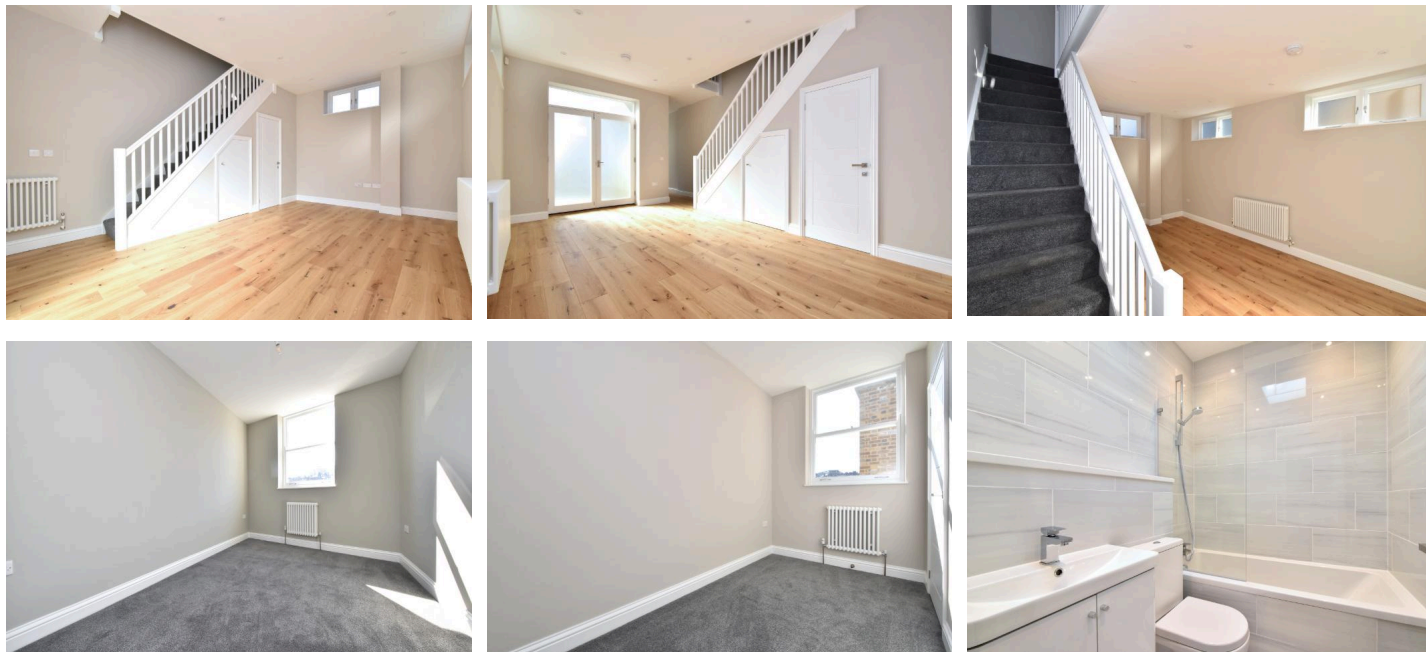
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6, Waldram Place, SE23 2LB · 2 bedroom House

£1,900 pcm



Property description

AVAILABLE 1ST APRIL 2023. HIGHLY EFFICIENT, ENERGY RATING B. A unique opportunity to acquire this fabulous 2 bedroom, detached new build house in the heart of Forest Hill. The house is fully insulated to current building regulations with double glazing throughout.

The location of the property couldn't be more ideal as it's in the heart of Forest Hill surrounded by array of amenities including an amazing Deli next door. This house is a commuter's dream!

The house is hidden behind a gated entrance where there is a communal courtyard that leads to the house, within the courtyard there is a designated storage unit. The front garden is fenced off and leads to the front door.

Upon entry there is a good size entrance hall that offers access to the kitchen at the front and the living room/dining room to the rear.

The kitchen is beautifully finished in a stylish décor of grey/white cupboards with brand new integrated appliances. The worktops are white quartz housing the sink and hob with extractor above and oven below. A window to the front looks out to the street.



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The lounge/dining room to the rear is a good space with dual aspect high level windows for natural light and ventilation. The staircase is exposed and has a good size storage cupboard underneath.

Upstairs there is a large skylight above the landing that floors the stairwell with natural light.

At the far end of the house is a bathroom that is luxuriously decorated, clad floor to ceiling in white marble effect tiles, there is a bath tub with a rail fall shower head above which is accompanied by toilet, a wash hand basin with vanity unit.

Adjacent is one of the bedrooms that has a window looking out to the courtyard and the other bedroom is located at the front of the house with a window looking out to the street, this bedroom has fitted cupboards along the wall next to the door.

Perry Vale is conveniently located in the heart of Forest Hill. The station is literally on the other side of the street offering regular services to London Bridge, Victoria and London Overground links to Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington. Around the corner is a modern swimming pool/leisure centre and a library. At the end of the street is St David's which is the prettiest coffee shop you could wish for, there are superb comedy nights at The Signal and The Sylvan Post does excellent food along with some great pizza places. You'll also find a Sainsbury's, Post Office, WH Smiths, Boots, delicatessens. In the other direction is Kirkdale and the local shops of Sydenham. Horniman Museum and Gardens is very close and holds regular farmers' markets, great summer events and a butterfly sanctuary, while Sydenham Woods is also within walking distance.

Property features

- A unique opportunity to acquire this fabulous 2 bedroom, detached new build house
- Fully insulated to current building regulations with double glazing throughout
- Gated entrance to a communal courtyard with allocated storage
- Fenced front garden leading to the front door
- HIGHLY EFFICIENT, ENERGY RATING B.
- Large entrance hall. Fully integrated kitchen
- Living/dining room
- Luxurious bathroom
- Conveniently located right opposite Forest Hill station
- Close to an array of local amenities as well as a good selection of schools



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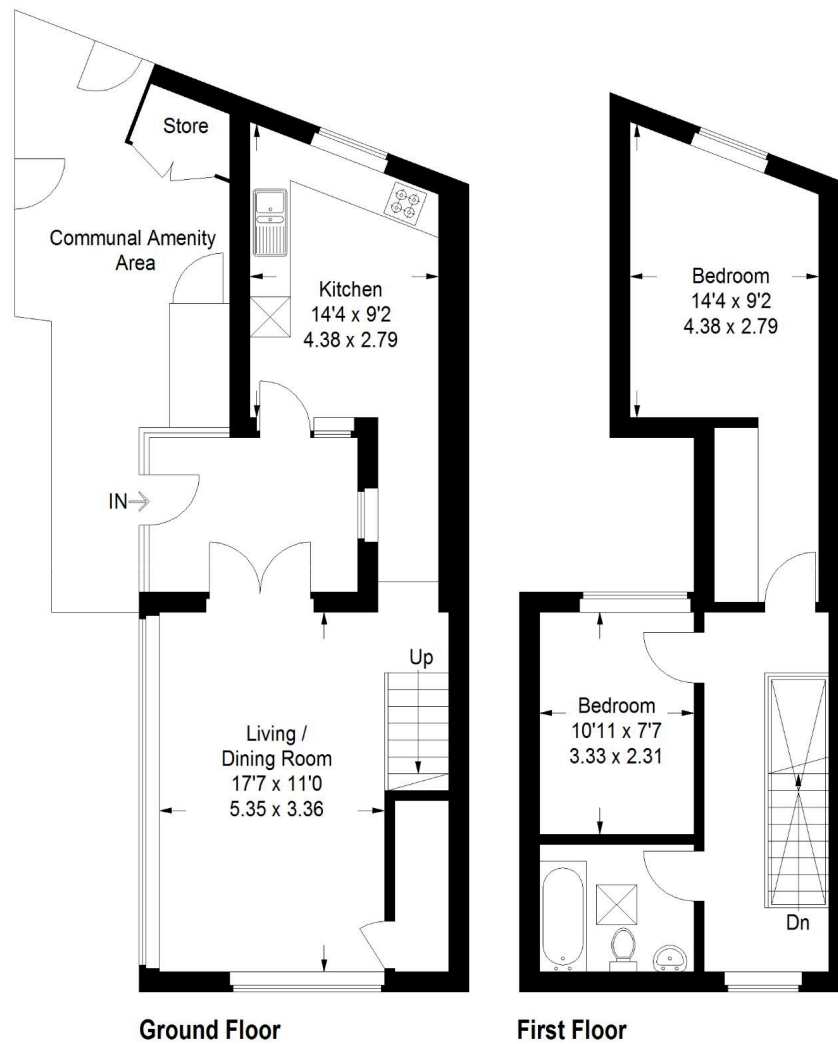
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Perry Vale



Approximate Gross Internal Area

915 sq ft / 85.0 sq m

Store = 14 sq ft / 1.3 sq m

Total = 929 sq ft / 86.3 sq m

Illustration for identification purposes only,
measurements are approximate.

Drawn for Pickwick Estates



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