

Andrew Court, 38 Church Rise SE23

London

Andrew Court

Andrew Court, London

Top floor two-bedroom maisonette in central Forest Hill. Separate kitchen, spacious reception, new lease. Needs modernisation. Close to station, shops and green spaces. Great potential.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Chain-free
- Incredible Location
- Long Lease
- Ideal renovation project
- Excellent transport links nearby
- Gas central heating













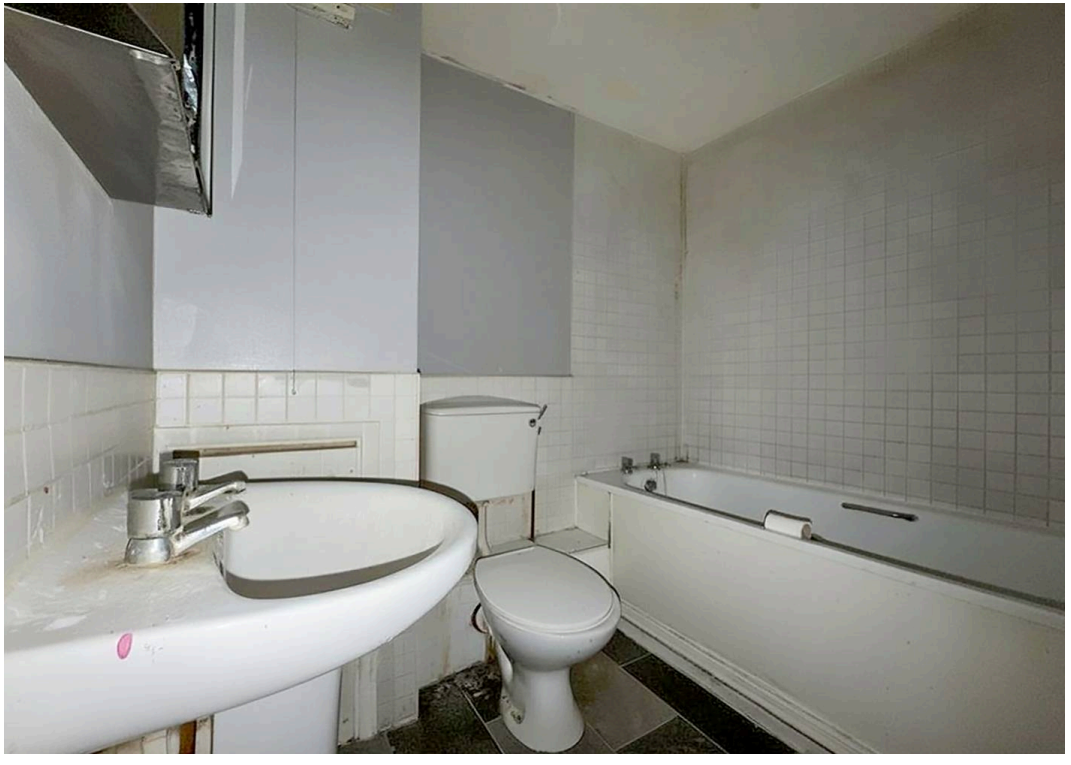

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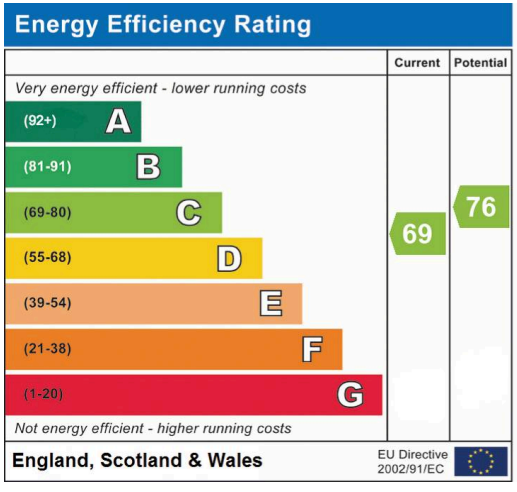


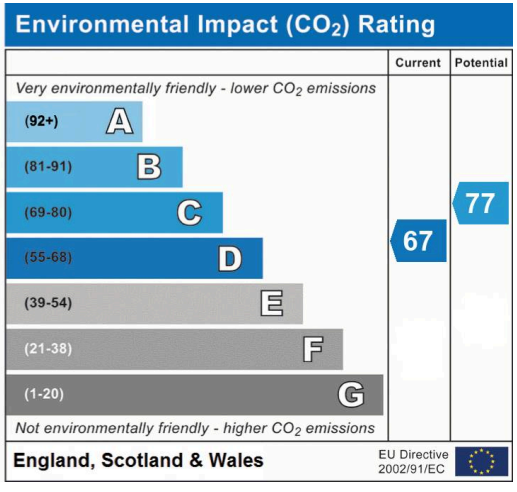




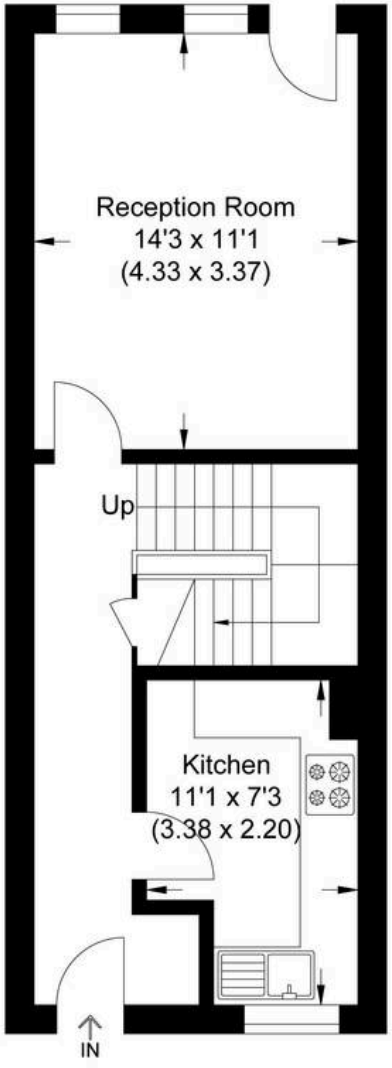




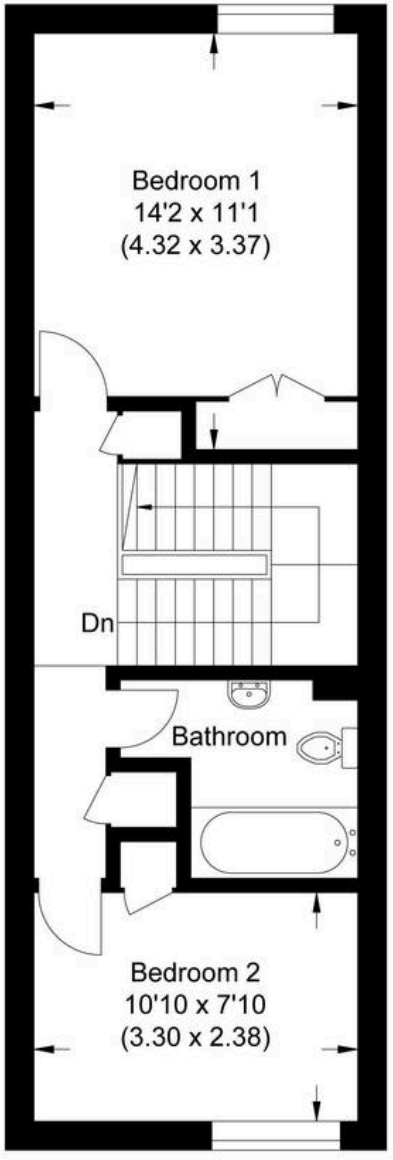

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
76
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
67
77
England, Scotland & Wales
EU Directive 2002/91/EC

Approximate Gross Internal Area
68.30 sq m / 735.17 sq ft



Second Floor



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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