



**Flat 28, Andrew Court, 38 Church Rise**

London

Offers Over **£260,000**

# Flat 28

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

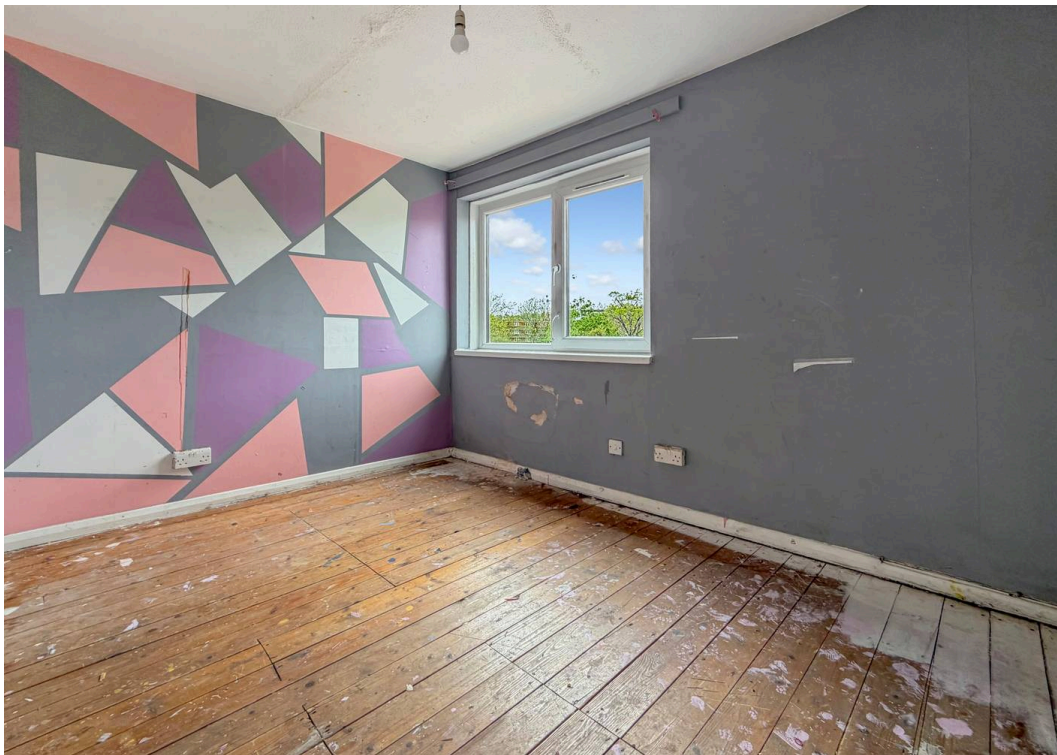
EPC Environmental Impact Rating: D

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





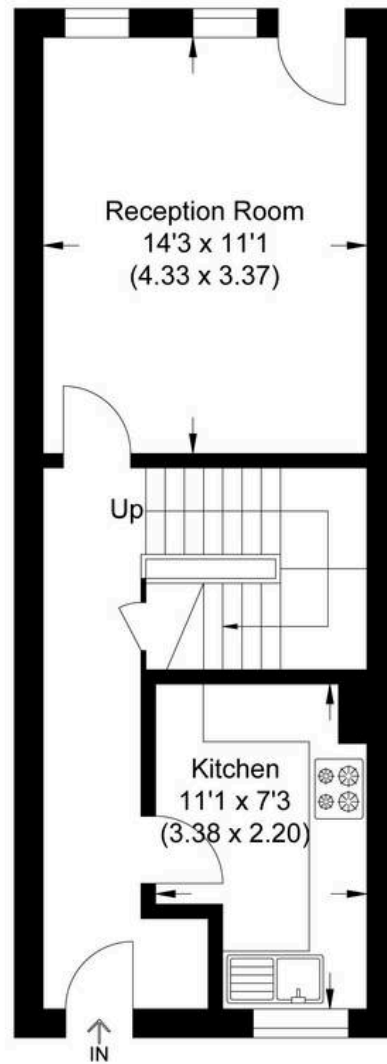




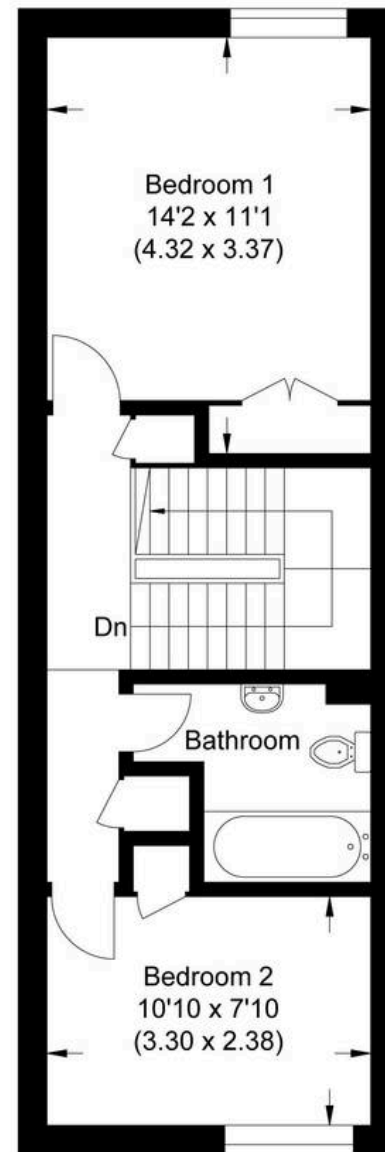
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	69	76
England, Scotland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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	67	77
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

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.



## MA-Residential

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