



Garthorne Road, SE23  
£950,000

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# In general

- Five bedrooms
- Two bathrooms
- Large west-facing rear garden
- Backs directly on to Garthorne Road Nature Reserve
- 23ft Double reception room
- Sash windows
- Modern fitted kitchen
- Very popular street
- 0.3 Miles to Honor Oak Park station

# In detail

A wonderful five bedroom period home for sale on the very popular Garthorne Road in Forest Hill with a beautiful west-facing rear garden.

Built circa 1900, this lovely home is arranged over three floors and comprises a 23ft double reception room complete with square bay window, five bedrooms, two modern bathroom suites, fitted kitchen with direct access onto a large, west-facing rear garden which overlooks the leafy Garthorne Road Nature Reserve.

The property also benefits from sash windows, lovely column style feature radiators, an abundance of light, plenty of storage and so much more.

Located just 0.3 miles from Honor Oak Park station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, gastro pubs, cafes, green spaces and very popular schools.

Call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: E | Council Tax Band: D



# Floorplan



## Garthorne Road, SE23

Approximate Gross Internal Area

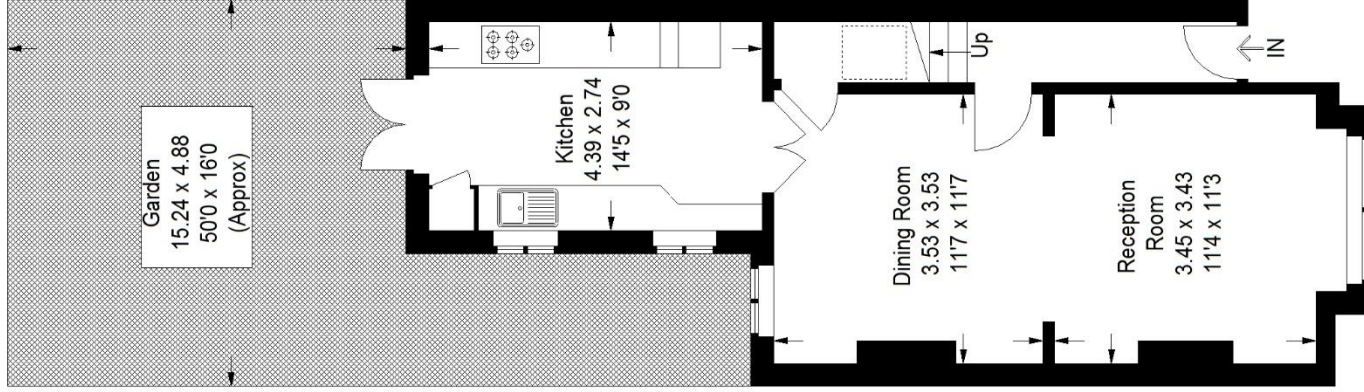
Ground Floor = 44.8 sq m / 482 sq ft

First Floor = 45.6 sq m / 491 sq ft

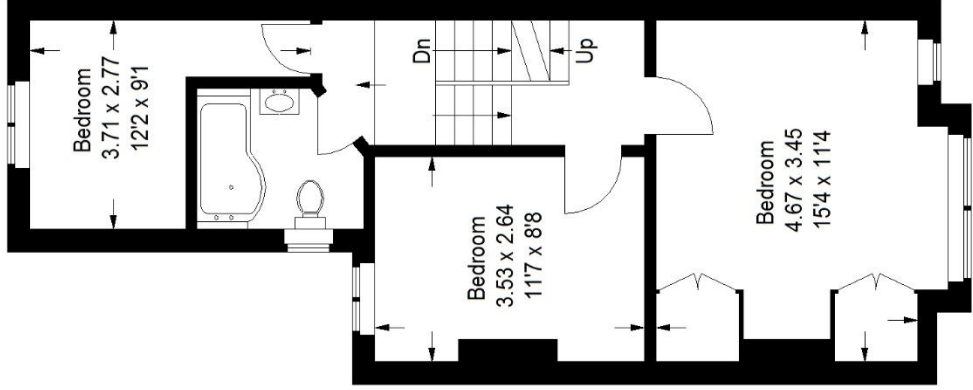
Second Floor (Excluding Eaves)

37.7 sq m / 406 sq ft

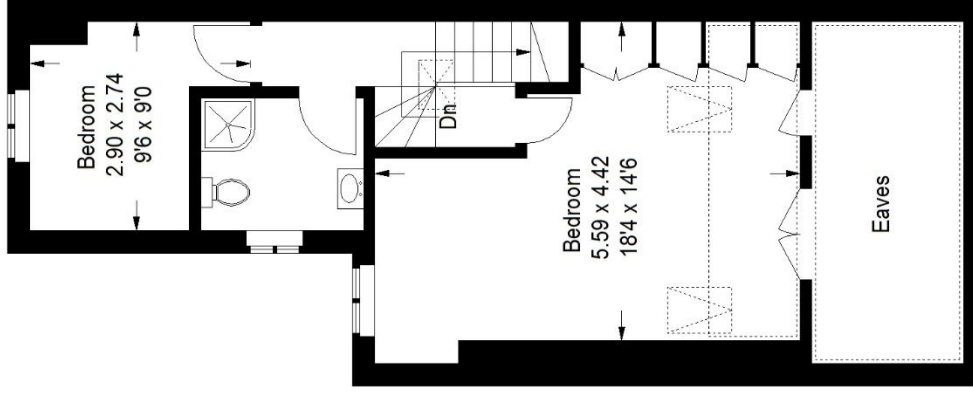
Total = 128.1 sq m / 1379 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

= Reduced headroom below 1.5 m / 5'0

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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