



Sunderland Road, SE23  
Guide Price £900,000- £1,000,000

0208 702 9444  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Chain free
- Set over 2,500 Sq Ft
- Six bedrooms
- Double fronted
- Rare cherub cornicing
- Huge potential
- Driveway
- Original features
- 60ft west-facing garden
- Large entrance hallway

# In detail

An incredible six bedroom, double fronted, family home for sale with huge potential on the very sought-after Sunderland Road in Forest Hill. Offered chain free with a large west-facing garden.

Set over 2,500sq ft this amazing period property sits on a large plot and comprises six double bedrooms, two large reception rooms complete with bay window, separate fitted kitchen, family bathroom suite and a private rear garden.

Further benefits include an abundance of character throughout , driveway, original features, utility room, fitted wardrobes, fireplace, central staircase, ground floor WC, high ceilings, rare cherub cornicing and so much more.

The property is set on quiet, leafy street approximately 0.4 miles from Forest Hill 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 distance to various amenities including a variety of restaurants, coffee shops, cafes, gastro pubs, local parks and popular schools.

Viewings are highly recommended, call the Pedder Forest Hill team to arrange a viewing today.

EPC: E | Council Tax: Band G



# Floorplan

## Sunderland Road, SE23

Approximate Gross Internal Area

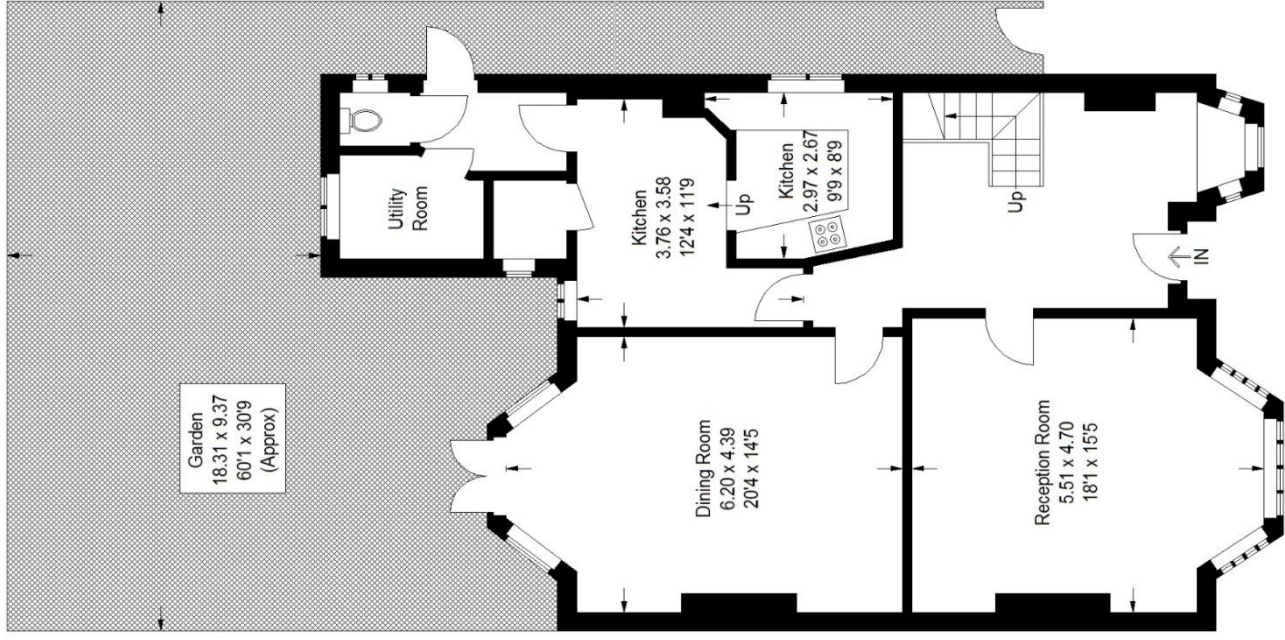
Ground Floor = 96.0 sq m / 1033 sq ft

First Floor = 83.1 sq m / 894 sq ft

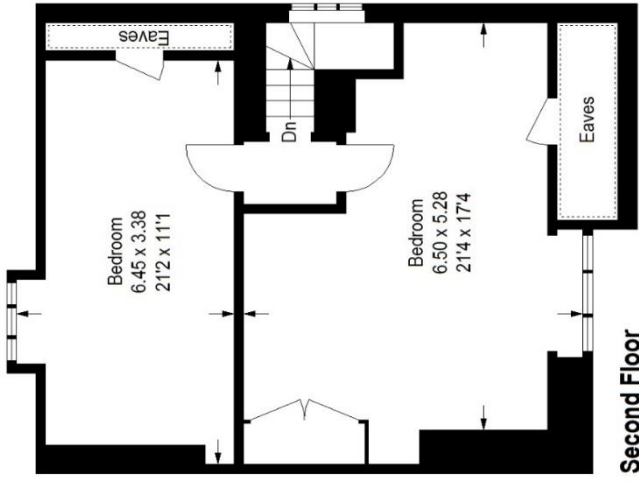
Second Floor (Excluding Eaves)

55.2 sq m / 594 sq ft

Total = 234.3 sq m / 2521 sq ft



Ground Floor



Second Floor



First Floor

Copyright www.pedderproperty.com © 2024

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		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.