



Honor Oak Rise, SE23
OIEO £850,000

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pedderproperty.com

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In general

- Chain free
- Built circa 1850
- Five bedrooms
- Large south-facing rear garden
- Just moments to One Tree Hill Park
- Close to excellent transport links
- Secluded location
- Grade II listed building
- Huge potential
- Various period features

In detail

An incredible, grade II listed, five bedroom house for sale on the very popular and secluded Honor Oak Rise with a large, south-facing, rear garden. Offered chain free.

This wonderful home was built circa 1850 and is set over 1,912 sq ft comprising five bedrooms, two reception rooms, two bathroom suites, spacious kitchen and a 79ft south-facing private rear garden set over two levels with two patios with access via the kitchen as well as the first floor. The property is in need of modernisation and benefits from an abundance of light and many period features including high ceilings, wood flooring, decorative cornicing, original fireplaces, beautiful large windows and so much more.

The property is approximately 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 across the whole of London. It is also very well located for access to various local amenities including a variety of schools, parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs. One Tree Hill Park is just seconds away and another huge attraction of this property.

Viewings are highly recommended but strictly by appointment only. Call the Pedder Forest Hill office today.

EPC: E | Council Tax Band: G



Floorplan

Honour Oak Rise, SE23

Approximate Gross Internal Area

Ground Floor = 77.9 sq m / 838 sq ft

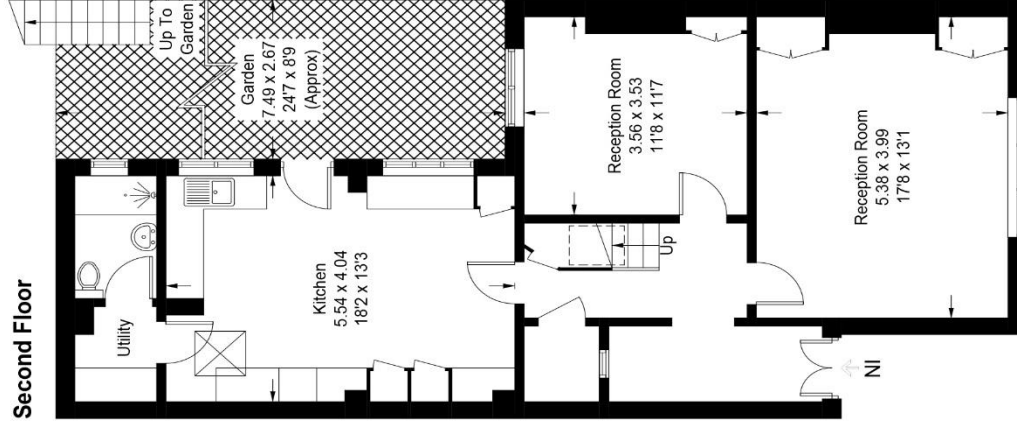
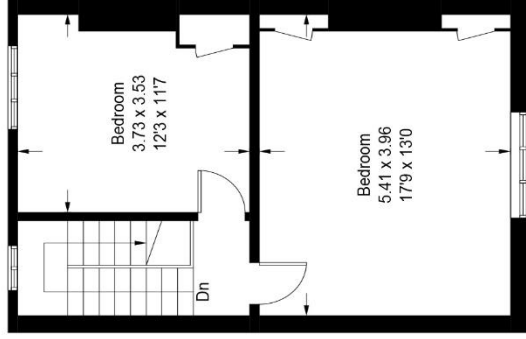
First Floor = 57.3 sq m / 617 sq ft

Second Floor = 42.4 sq m / 457 sq ft

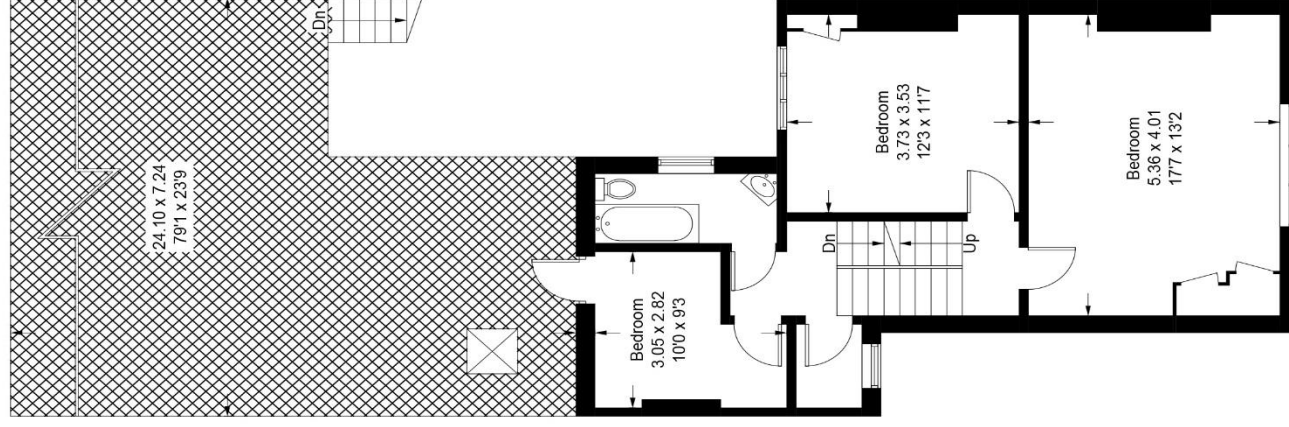
Total = 177.6 sq m / 1912 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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

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