

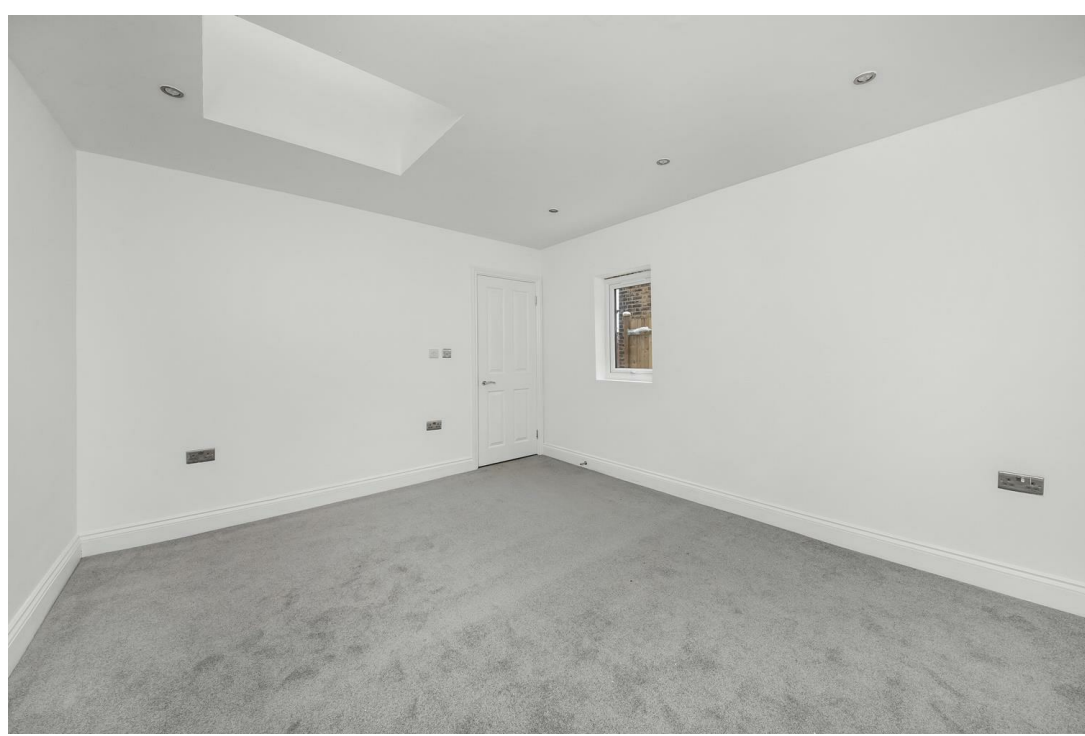


Honor Oak Park, SE23 | £330,000

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We live local



In General

- Spacious open plan kitchen/reception room
- Modern bathroom suite
- One double bedroom
- A study room
- New carpet
- Private patio
- 0.1 miles to Honor Oak Park Station

In Detail

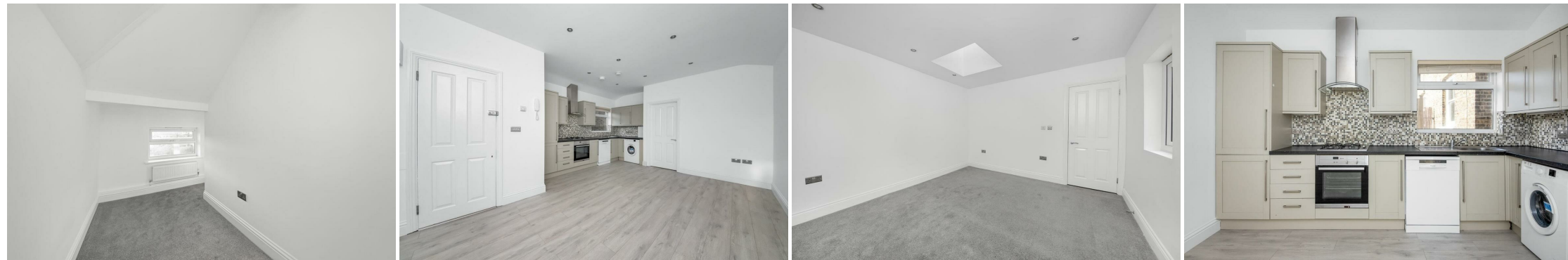
A large, newly decorated one bedroom flat for sale set just moments from Honor Oak Park station. Offered chain free.

This newly decorated period property comprises a spacious open plan kitchen/reception room, one modern bathroom suite, one double bedroom and a study room. Further benefits include brand new carpet, an abundance of light, a private patio and so much more.

The property is situated less than 0.1 miles to Honor Oak Park Station and only 0.5 miles to Crofton Park Station offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, parks and cafes.

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

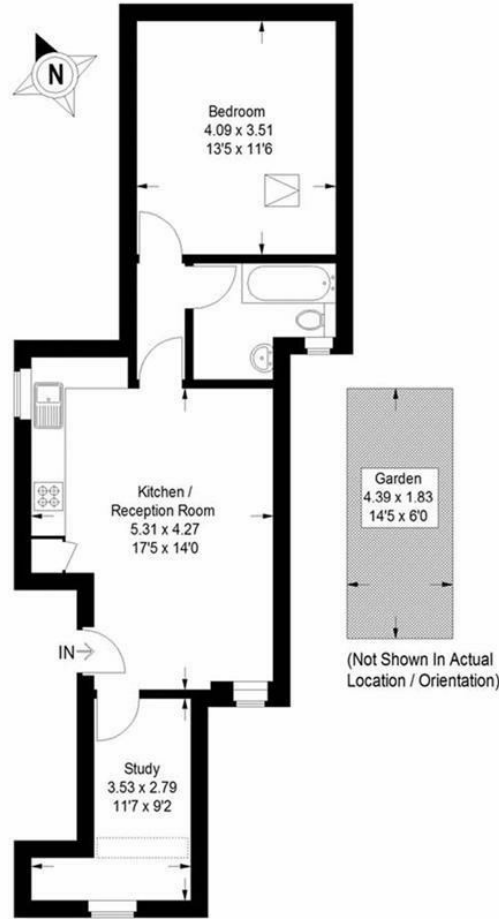
EPC: C | Council Tax Band B | Lease: 90 years remaining | SC: As and when | GR: £250 pa | BI: TBC



Floorplan

Honor Oak Park SE23

Approximate Gross Internal Area
50.2 sq m / 540 sq ft



First 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		69	74
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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