



Siddons Road, SE23 | £1,100,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Chain-free
- Four double bedrooms
- Modern bright kitchen/dining room
- Spacious double reception room
- Landscaped rear garden
- Modern bathroom suites
- Underfloor heating throughout
- Walk-in wardrobe
- Close to excellent transport links
- Immaculate finish

In Detail

A truly exceptional four-bedroom period family home for sale set over 2,000sq ft on Siddons Road with a beautiful private rear garden, offered chain-free.

The ground floor comprises a spacious front double reception room with wood burning stove and a spectacular kitchen/dining room featuring pivot-and-slide doors that effortlessly connect the interior to a beautifully landscaped private rear garden, creating a seamless indoor/outdoor living experience. The kitchen spans 24ft (approx. 7.3m) and includes polished concrete work surfaces, premium fittings, and bespoke cabinetry.

Upstairs, you will find three double bedrooms and a modern bathroom suite. On the top floor is a wonderful master bedroom boasting a freestanding cast iron bath, a Contura wood-burning stove, a walk-in wardrobe, and a bright, spacious shower/steam room with an integrated speaker system.

Key features include underfloor heating throughout, a full re-wire, 5-amp lamp circuits, complete re-plumbing, water softener, double-glazed wooden sash windows, high ceilings, wooden shutters, oak hardwood engineered flooring, a repointed facade (front and rear) with traditional lime mortar, abundant natural light, and ample storage throughout.

Located just 0.6 miles (approx. 960m) from Forest Hill station, the property offers fantastic transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other destinations. It is also just a short distance from various amenities, including a variety of restaurants, coffee shops, cafés, gastropubs, parks, and well-regarded independent and state schools.

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

EPC: C | Council Tax Band: D

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

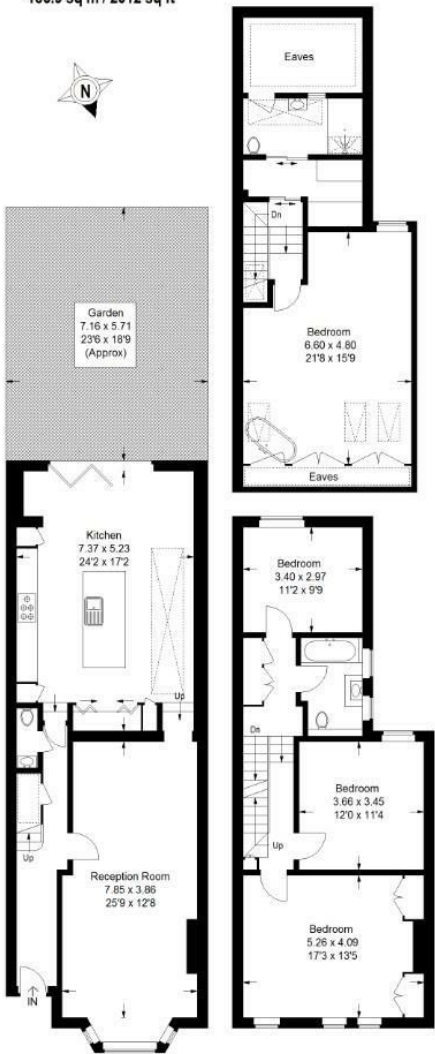
299

300

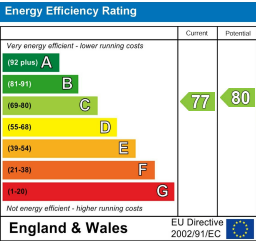
<

Floorplan

Siddons Road, SE23
Approximate Gross Internal Area
(Excluding Eaves)
186.9 sq m / 2012 sq ft



Copyright www.pedderproperty.com © 2025
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.



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.