



London Road, SE23 | £535,000

02087029444

[foresthill@pedderproperty.com](mailto:foresthill@pedderproperty.com)

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# In General

- Set over 1,100 Sq Ft
- New kitchen/diner
- New bathroom suite
- Large private rear garden
- Off-street parking
- Great location
- Period features
- Spacious reception room
- Ground floor entrance hallway
- Moments from the Horniman Museum & Gardens

# In Detail

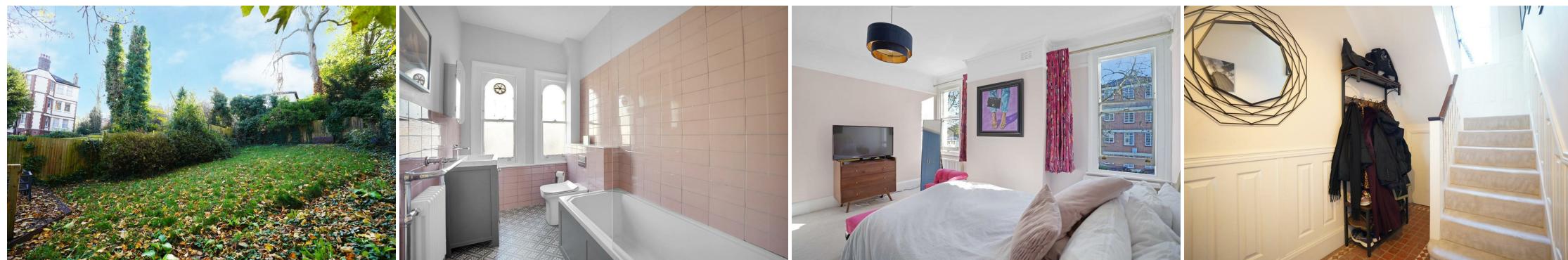
A beautifully presented two-double-bedroom period conversion for sale with a large private rear garden in the heart of Forest Hill.

Set over 1,100 sq ft within a stunning double-fronted detached building, this charming property comprises a spacious reception room with bay window and feature fireplace, a fully refurbished kitchen/diner, a brand-new bathroom suite, and two large double bedrooms. Further benefits include ample storage, off-street parking, sash windows, high ceilings, various period features, and much more.

The property is situated just 0.3 miles from Forest Hill station, offering excellent transport links to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and many other destinations across London. It is also conveniently located for a wide range of local amenities, including parks, restaurants, supermarkets, Forest Hill Pools & Leisure Centre, independent coffee shops and cafés, gastropubs, and the ever-popular Horniman Museum & Gardens.

Viewings are highly recommended. Contact the Pedder Forest Hill sales team today to arrange a viewing.

EPC: D | Council Tax Band: C | Leasehold 93 years remaining | SC: £169.88 pm | GR: £0 | BI: incl. in SC

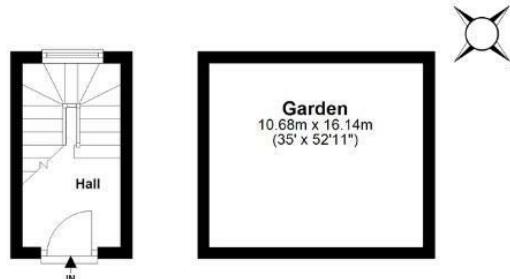


# Floorplan

## Ground Floor

Approx. 20.1 sq. metres (216.0 sq. feet)

(Not Shown in Actual Location / Orientation)



## First Floor

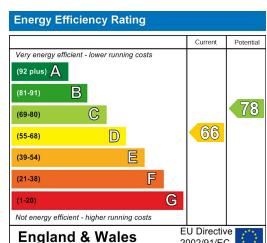
Approx. 84.2 sq. metres (906.5 sq. feet)



Total area: approx. 104.3 sq. metres (1122.5 sq. feet)

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Plan produced using PlanUp.



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